







Domestic, Absentee, and Foreign Ownership of Kansas Agricultural Land

Robin Reid

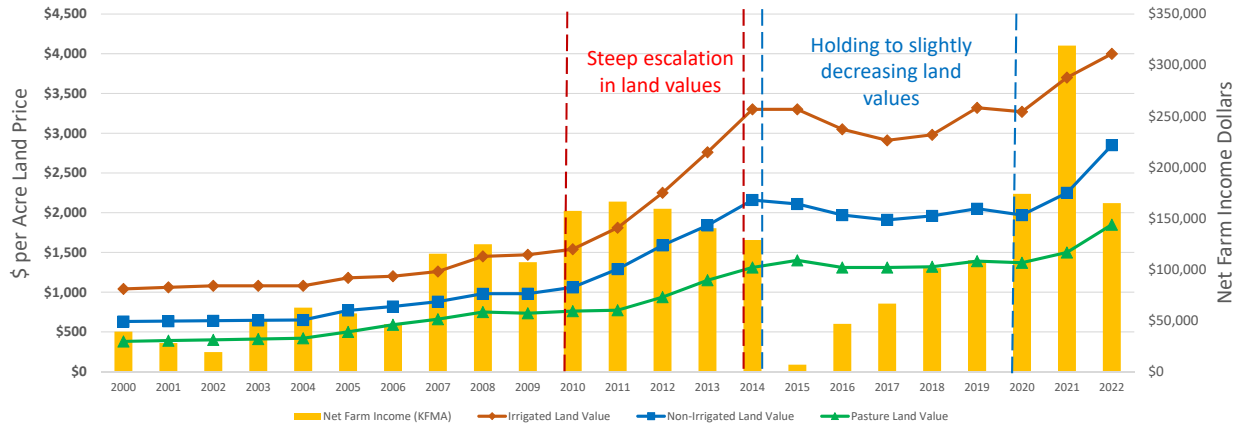
Extension Farm Economist

Kansas State University Ag. Economics

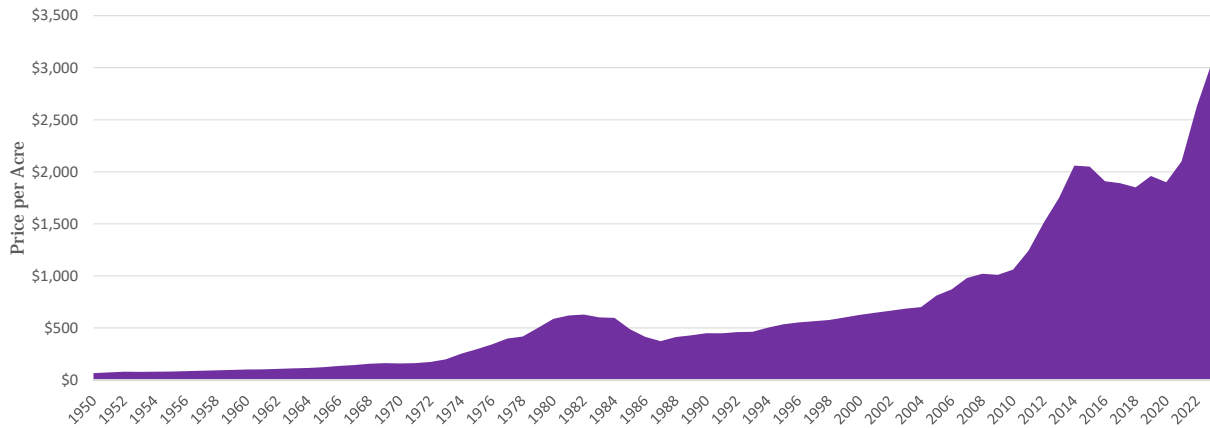
What is going on in the Ag. Land market?

- Farm Income remains historically strong 
 - Although the future profitability is less certain
- Interest Rates Increasing 
- Inflation 
- Non-Ag. investment 

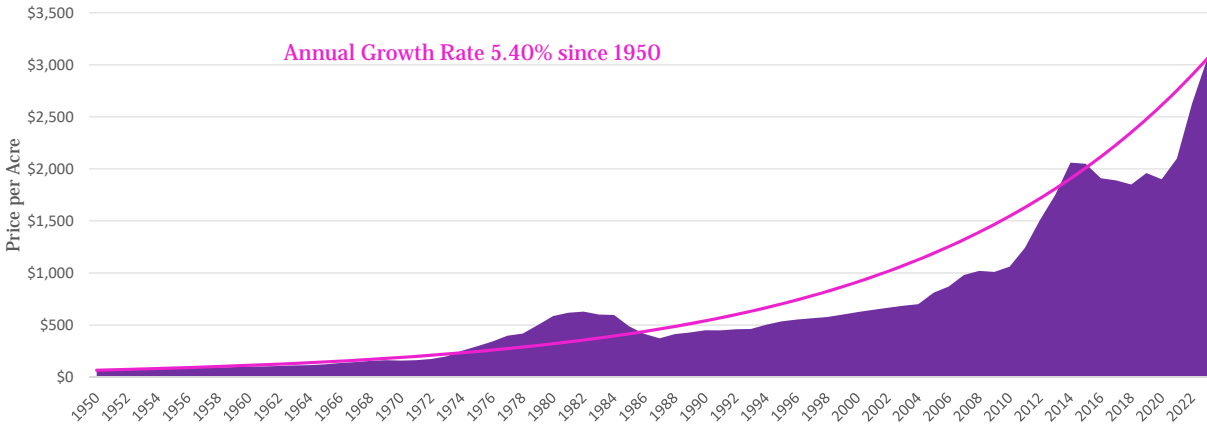
Net Farm Income vs. Land Values



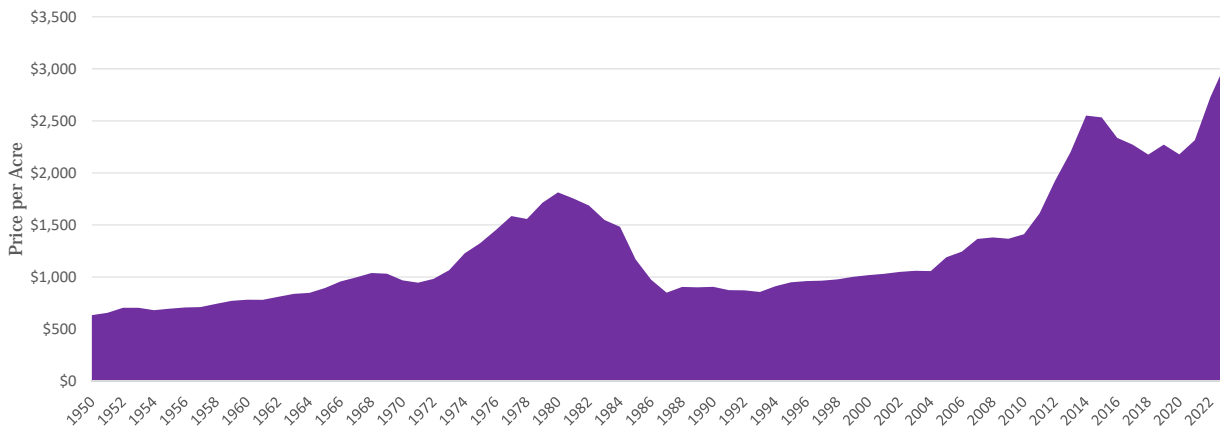
Kansas Land Values from 1950



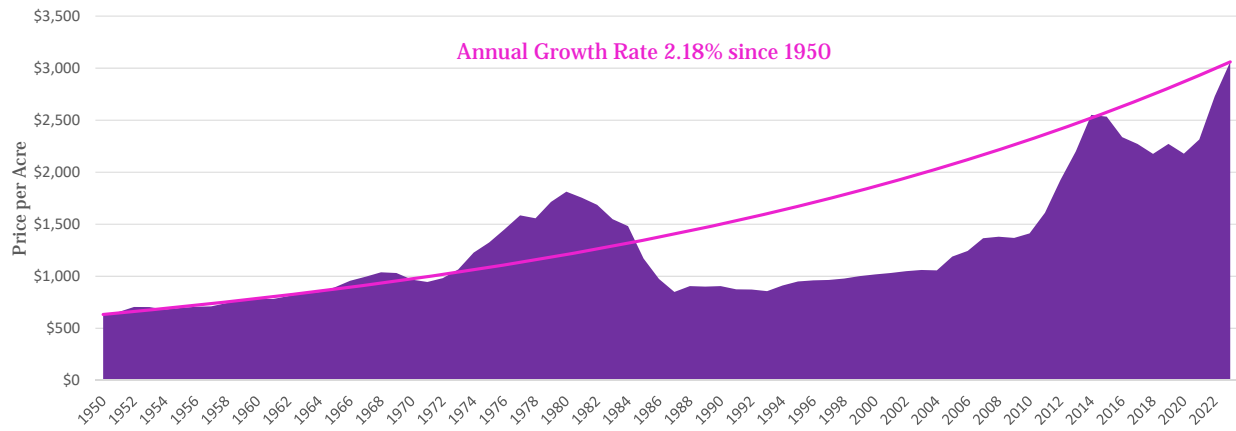
Kansas Land Values from 1950



Inflation-Adjusted Kansas Land Values



Inflation-Adjusted Kansas Land Values

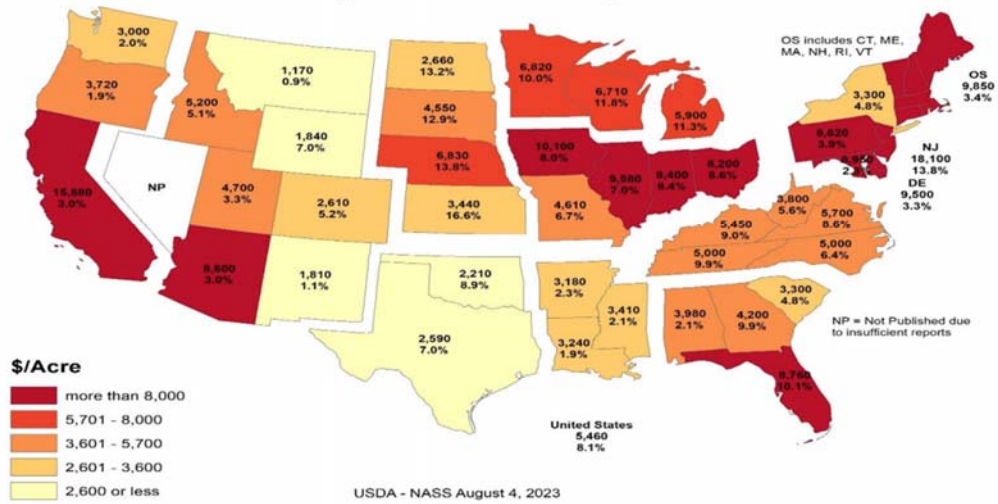


Annual growth in Kansas Land Values

Year	Value per Acre	Percent Change	Year	Value per Acre	Percent Change	Year	Value per Acre	Percent Change
1970	159	-1.9%	1990	450	4.9%	2010	1,060	5.0%
1971	162	1.9%	1991	449	-0.2%	2011	1,240	17.0%
1972	174	7.4%	1992	460	2.4%	2012	1,510	21.8%
1973	199	14.4%	1993	463	0.7%	2013	1,750	15.9%
1974	253	27.1%	1994	503	8.6%	2014	2,060	17.7%
1975	296	17.0%	1995	535	6.4%	2015	2,050	-0.5%
1976	342	15.5%	1996	553	3.4%	2016	1,910	-6.8%
1977	398	16.4%	1997	565	2.2%	2017	1,890	-1.0%
1978	418	5.0%	1998	577	2.1%	2018	1,850	-2.1%
1979	501	19.9%	1999	600	4.0%	2019	1,960	5.9%
1980	587	17.2%	2000	625	4.2%	2020	1,900	-3.1%
1981	619	5.5%	2001	645	3.2%	2021	2,100	10.5%
1982	628	1.5%	2002	665	3.1%	2022	2,630	25.2%
1983	601	-4.3%	2003	685	3.0%	2023	3,060	16.3%
1984	597	-0.7%	2004	700	2.2%			
1985	488	-18.3%	2005	810	15.7%			
1986	415	-15.0%	2006	870	7.4%			
1987	373	-10.1%	2007	980	12.6%			
1988	413	10.7%	2008	1,020	4.1%			
1989	429	3.9%	2009	1,010	-1.0%			

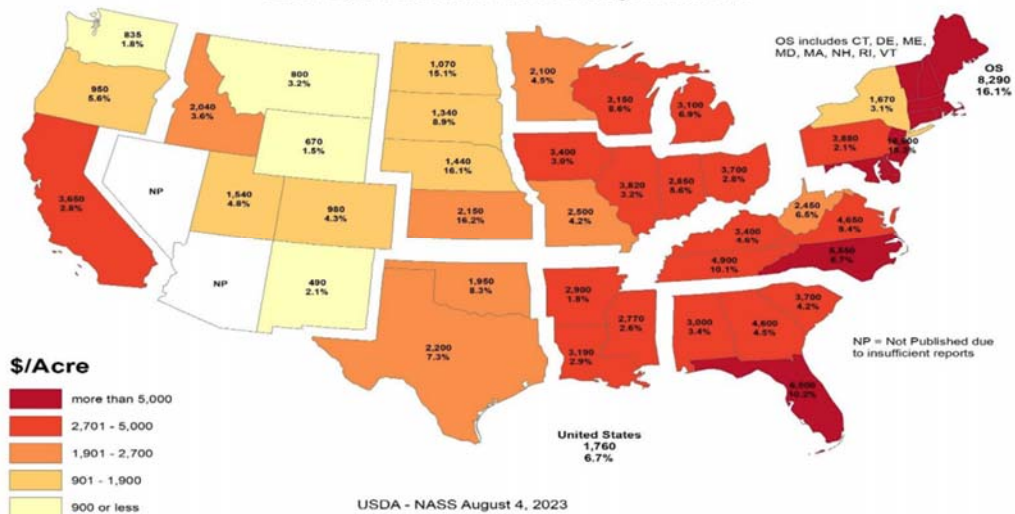
2023 Cropland Value by State

Dollars per Acre and Percent Change from 2022



2023 Pasture Value by State

Dollars per Acre and Percent Change from 2022



Who owns Kansas Farmland?

KS Landowner database (2015)

- Only ag. parcels over 40 acres
 - Represents 95% of all ag. land acres in Kansas (47 mil. of 49 mil. Acres)
- Comparing county that parcel is located in to city, state, zip code of landowner

Results (2015)

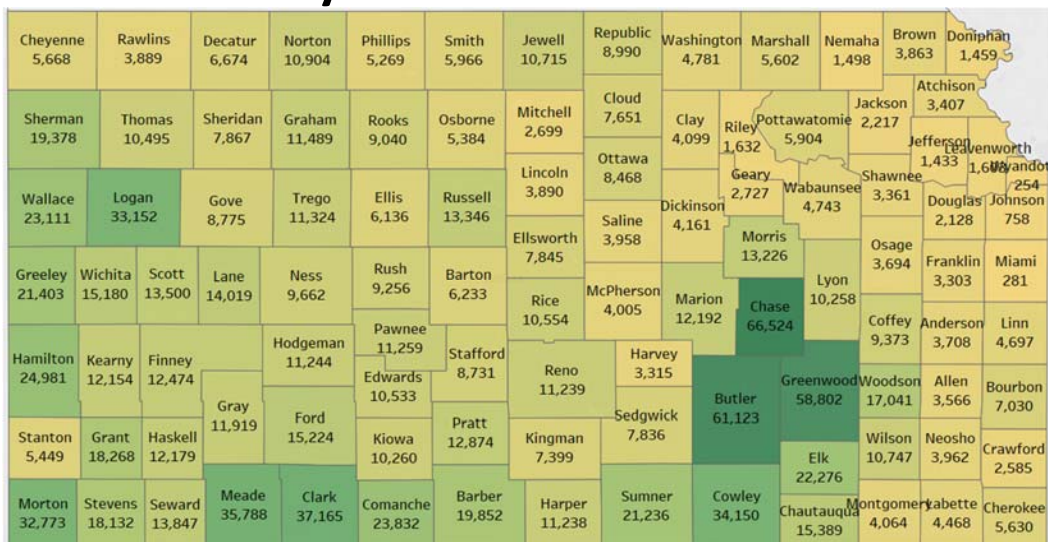
Landowner Live in KS?	Total Ag. Acres	% Total Ag. Acres
Yes	39,716,276	84.5%
No	7,271,222	15.5%

Landowner Live in the County?	Total Ag. Acres	% Total Ag. Acres
Yes	25,594,538	54.5%
No	21,392,958	45.5%

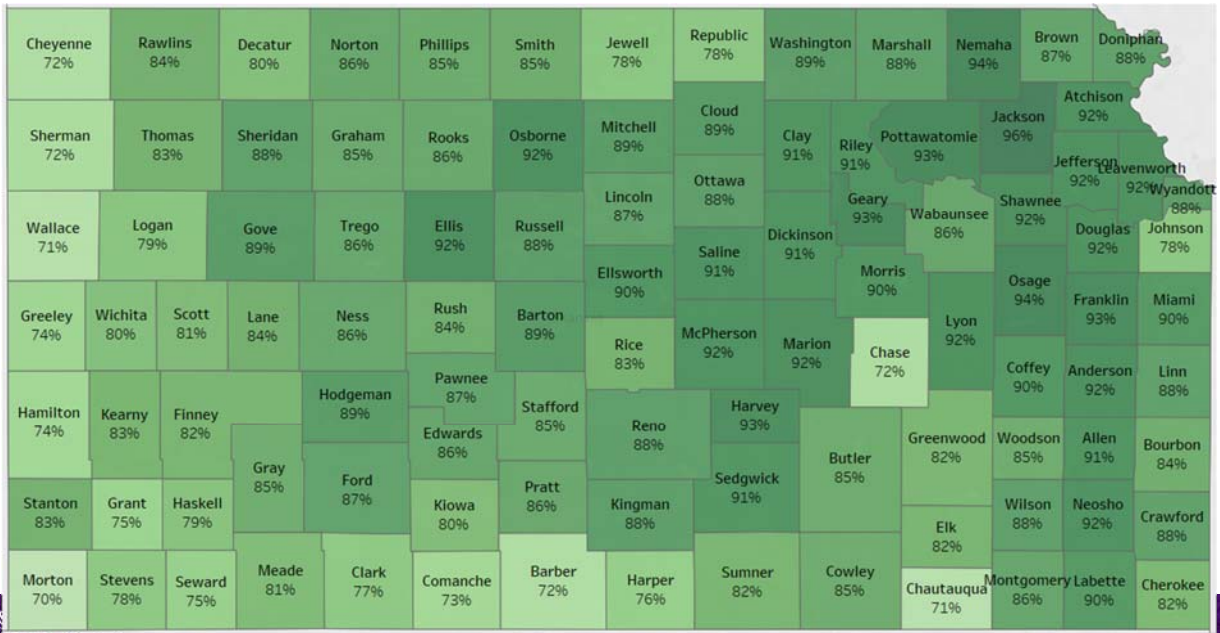
Results (2015)-Landowner State

Landowner State	Ag. Acres	% of Total Ag. Acres
Kansas	39,716,276	84.5%
Texas	1,210,813	2.6%
Colorado	986,838	2.1%
Oklahoma	882,882	1.9%
Nebraska	675,969	1.4%
Missouri	670,237	1.4%
California	448,230	1.0%
Arizona	241,162	0.5%
Illinois	167,452	0.4%
Florida	154,402	0.3%
Washington	127,305	0.3%
New Mexico	119,989	0.3%

Acres owned by Texas Landowners

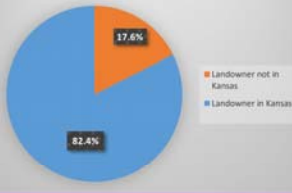


Percentage of Landowners that Live in KS

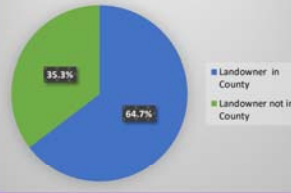


KANSAS UNIVERSITY

Finney County Ownership

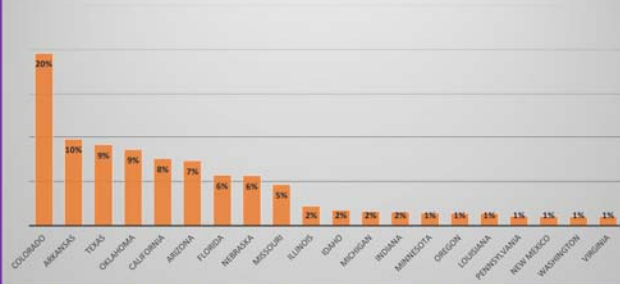


Finney County Ownership



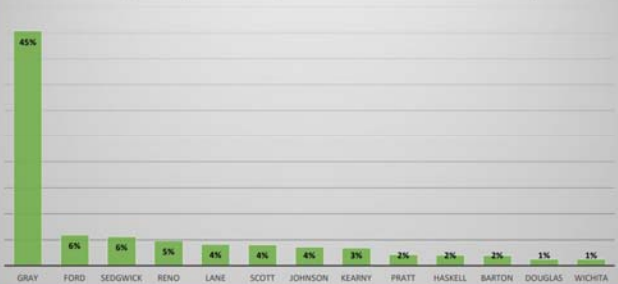
For the percentage of agricultural land in this county that is owned by landowners living inside the state of Kansas, this shows the percentage of those acres that are owned by landowners living within the county.

Finney County Ownership Outside of Kansas

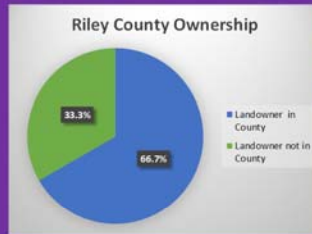
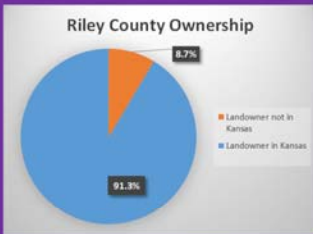


For the percentage of Kansas agricultural land in this county that is owned outside the state, this shows the percentage of those acres that are owned by landowners in each state.

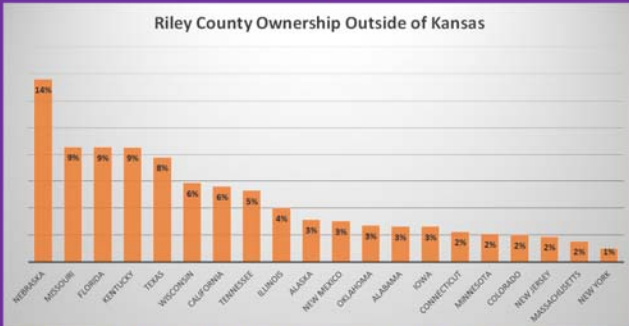
Finney County Ownership Inside Kansas but Out of County



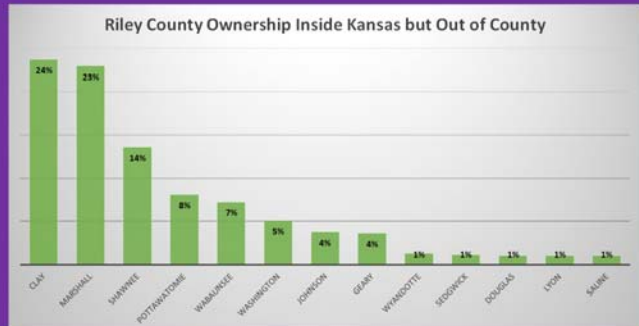
For the percentage of Kansas ag. land in this county that is owned inside Kansas but outside this county, this shows the percentage of those acres that are owned by landowners in each county.



For the percentage of agricultural land in this county that is owned by landowners living inside the state of Kansas, this shows the percentage of those acres that are owned by landowners living within the county.



For the percentage of Kansas agricultural land in this county that is owned outside the state, this shows the percentage of those acres that are owned by landowners in each state.



For the percentage of Kansas ag. land in this county that is owned inside Kansas but outside this county, this shows the percentage of those acres that are owned by landowners in each county.

How has land ownership changed since 2015?

- Same data set from 2022 was used, was not a complete match to the 2015 data (95% of the parcels matched)

How has land ownership changed since 2015?

- Of the 44 million acres that could be matched, 26% had changed owner’s zip code in 7 years
- What does a changed address represent?
 - Any land that was sold to someone with a different zip code
 - Any inherited land that changed where the tax statement went
 - Landowner moved and changed their mailing address
 - Started using a professional farm manager and changed where tax statement went

How has land ownership changed since 2015?

- 11,264,284 acres have “changed”
 - Of those:
 - In 2015, 72% were owned by people living in Kansas (28% outside of Kansas)
 - In 2022, 69% were owned by people living in Kansas (31% outside of Kansas)
- } Small shift to more acres owned outside of Kansas

Number of Acres	Percentage of Total that have Changed	
6,320,379	56.1%	Were in KS, stayed in KS
1,698,706	15.1%	Were not in KS, stayed not in KS
1,447,728	12.9%	Were not in KS, moved to KS
1,797,472	16.0%	Were in KS, moved out of state

What type of ground has “changed” to more out of state ownership?

	Total Acres	Non-Irrigated Cropland	Irrigated Cropland	Grass Acres
Landowner in KS 2022	69.0%	34.2%	4.1%	30.6%
Landowner in KS 2015	72.1%	34.9%	4.2%	32.9%
Change	3.1%	0.7%	0.2%	2.3%

How has land ownership changed since 2015?

State	Acres in 2015	% in 2015	Acres in 2022	% in 2022	Difference	% Difference
Kansas	8,117,851	72.1%	7,768,106	69.0%	-349,745	-3.1%
Texas	542,106	4.8%	664,570	5.9%	122,464	1.1%
Colorado	391,987	3.5%	485,780	4.3%	93,794	0.8%
Oklahoma	353,918	3.1%	361,790	3.2%	7,872	0.1%
Missouri	323,822	2.9%	281,919	2.5%	-41,904	-0.4%
Nebraska	215,091	1.9%	264,926	2.4%	49,836	0.4%
California	208,485	1.9%	158,341	1.4%	-50,144	-0.4%
Arizona	111,530	1.0%	140,614	1.2%	29,083	0.3%
Illinois	83,724	0.7%	43,385	0.4%	-40,339	-0.4%
Florida	80,595	0.7%	116,380	1.0%	35,785	0.3%

Other notable increases:

Utah 41,363 acres Idaho 32,373 acres Arkansas 27,248 Georgia 25,900

Other notable decreases: Washington -22,704 New Mexico -21,278



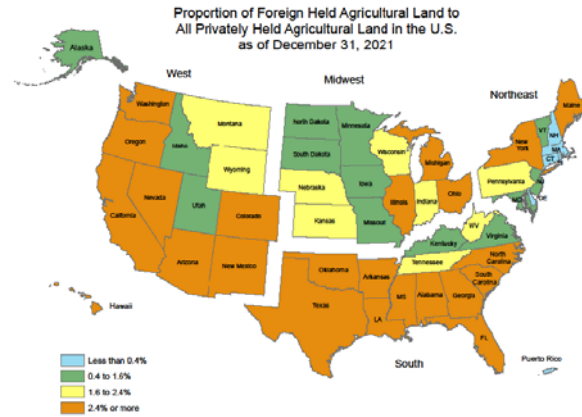
Who owns Kansas Farmland?

Part 2: Foreign Holdings

National Summary of Foreign-Holdings (2021)

- Agricultural Foreign Investment Disclosure Act of 1978 (AFIDA)
- Foreign investors held approximately 40 million acres of U.S. Ag. Land
 - This represents 3.1% of all privately owned land Ag. land in the U.S.
- Increase of 2.4 million acres from the 2020 report
 - Has been increasing nearly 2.2 million acres annually since 2015
 - From 2009 to 2015, yearly increase averaged 0.8 million acres

Foreign Land Holdings by State



Kansas

- Privately held Ag. Land totals 49,188,971 acres
- Of those, 1,187,690 acres are Foreign “held” (2.4%)

Foreign Holdings of Kansas Agricultural Land

<https://www.agmanager.info/foreign-holdings-kansas-farm-land>

- Of the Foreign “Holdings”:
- 1,115,677 acres are Wind Energy company leases
 - 94% of reported foreign held acres
- 4,297 acres are Solar Energy company leases
- 67,717 acres remaining are primarily ag. use (cropland & pasture)

Wind Energy Leases in Kansas reported under AFIDA

Wind Company Listed Country	Number of Acres
ITALY	386,852
CANADA	330,844
FRANCE	170,730
PORTUGAL	118,130
DENMARK	66,115
SPAIN	20,565
GERMANY	13,999
IRELAND	8,442
Grand Total	1,115,677



Solar Energy Leases in Kansas reported under AFIDA

Country	Number of Acres
AUSTRALIA	113
CANADA	4,184
Grand Total	4,297

County	AUSTRALIA	CANADA
Barber		1,457
Sedgwick		1,371
Sumner		1,356
Wilson	113	
Grand Total	113	4,184

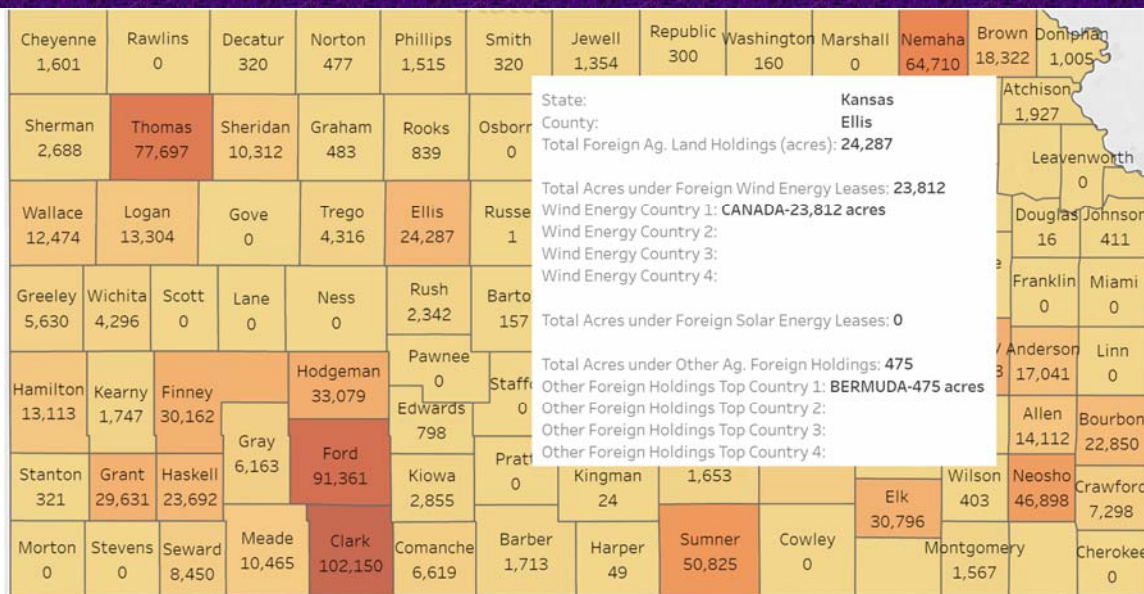
Other Holdings of Kansas Ag. Land

- 67,716 total acres, 167 parcels total
- 0.14% of all privately held land in Kansas

Country	Number of Acres in Kansas
GERMANY	14,456
NETHERLANDS	11,820
CANADA	7,406
KUWAIT	4,962
SAUDI ARABIA	4,339
IRELAND	4,322
MEXICO	4,233
SWITZERLAND	3,299
ITALY	1,881
AUSTRALIA	1,758
UNITED KINGDOM	1,562
AUSTRIA	1,236
FRANCE	1,164

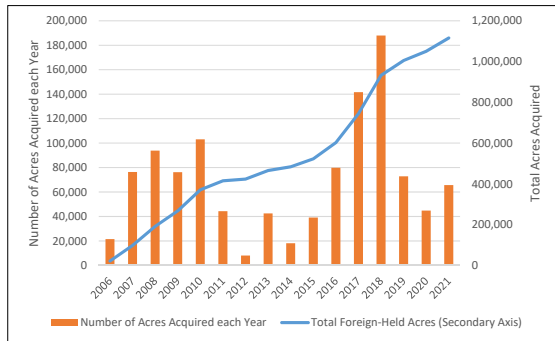
Country	Number of Acres in Kansas
PORTUGAL	972
NEW ZEALAND	483
BERMUDA	477
DENMARK	450
HONG KONG	411
JAPAN	301
SWEDEN	300
ARGENTINA	160
UNITED ARAB EMIRATES	150
BELGIUM	60
SPAIN	53
COLOMBIA	40
CHINA	1

Number of Foreign-Held Acres by County (2021)

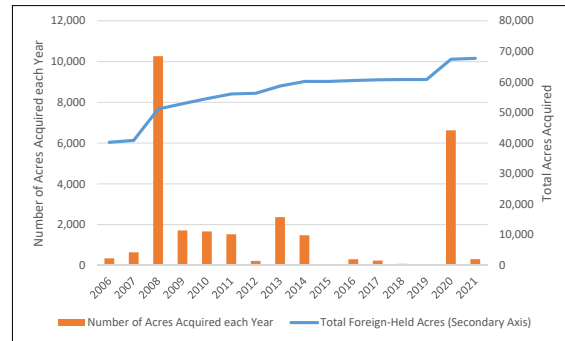


Growth in Foreign Ag. Land Holdings

Growth in Foreign Wind Energy Leased Ag. Acres in Kansas



Growth in Non-Energy related Foreign-held Ag. Acres in Kansas



Why is this potentially an issue?

- Concerns over other countries influencing/controlling U.S. food supply
- Driving up land prices (pricing U.S. farmers out?)
- No ties to local communities or to support local businesses

What are the laws?

- Currently no federal laws, just reporting requirements
- Kansas State Legislature is considering restrictions, but nothing has been passed at this time

Roger McEowen's article:

<https://www.agmanager.info/ag-law-and-human-resources/ag-law-issues/foreign-ownership-agricultural-land>

Questions?

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