



# *Ownership of Kansas Agricultural Land*

Robin Reid

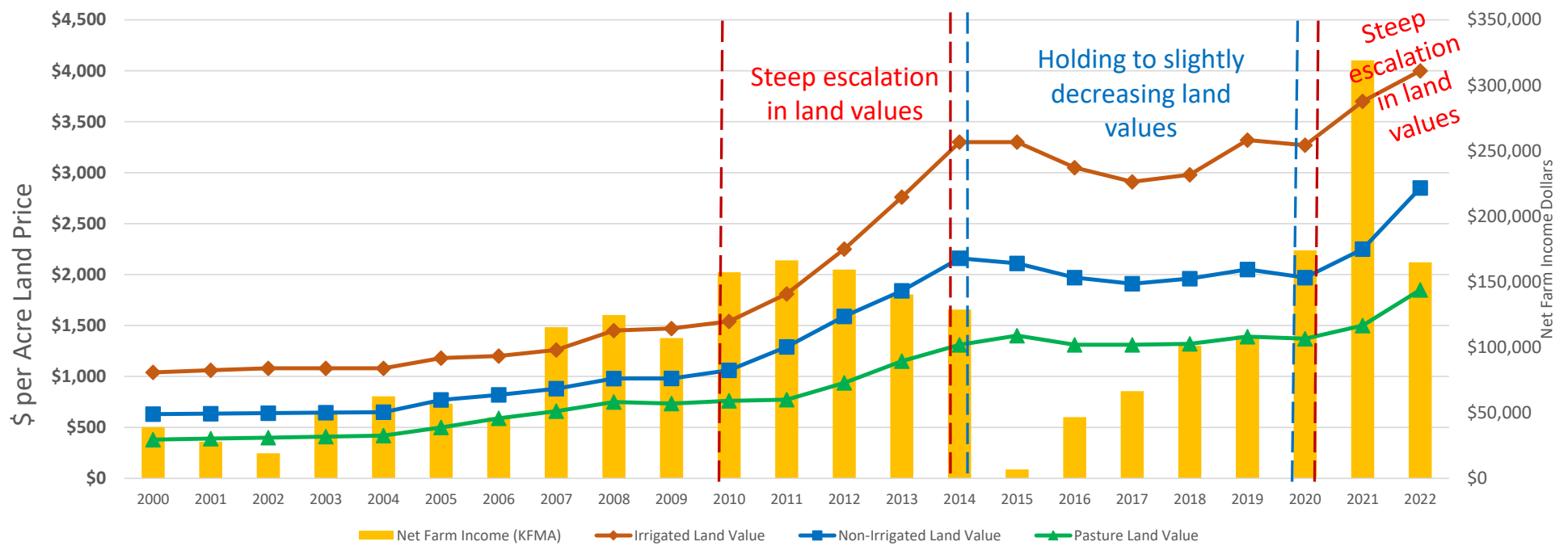
Extension Farm Economist

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

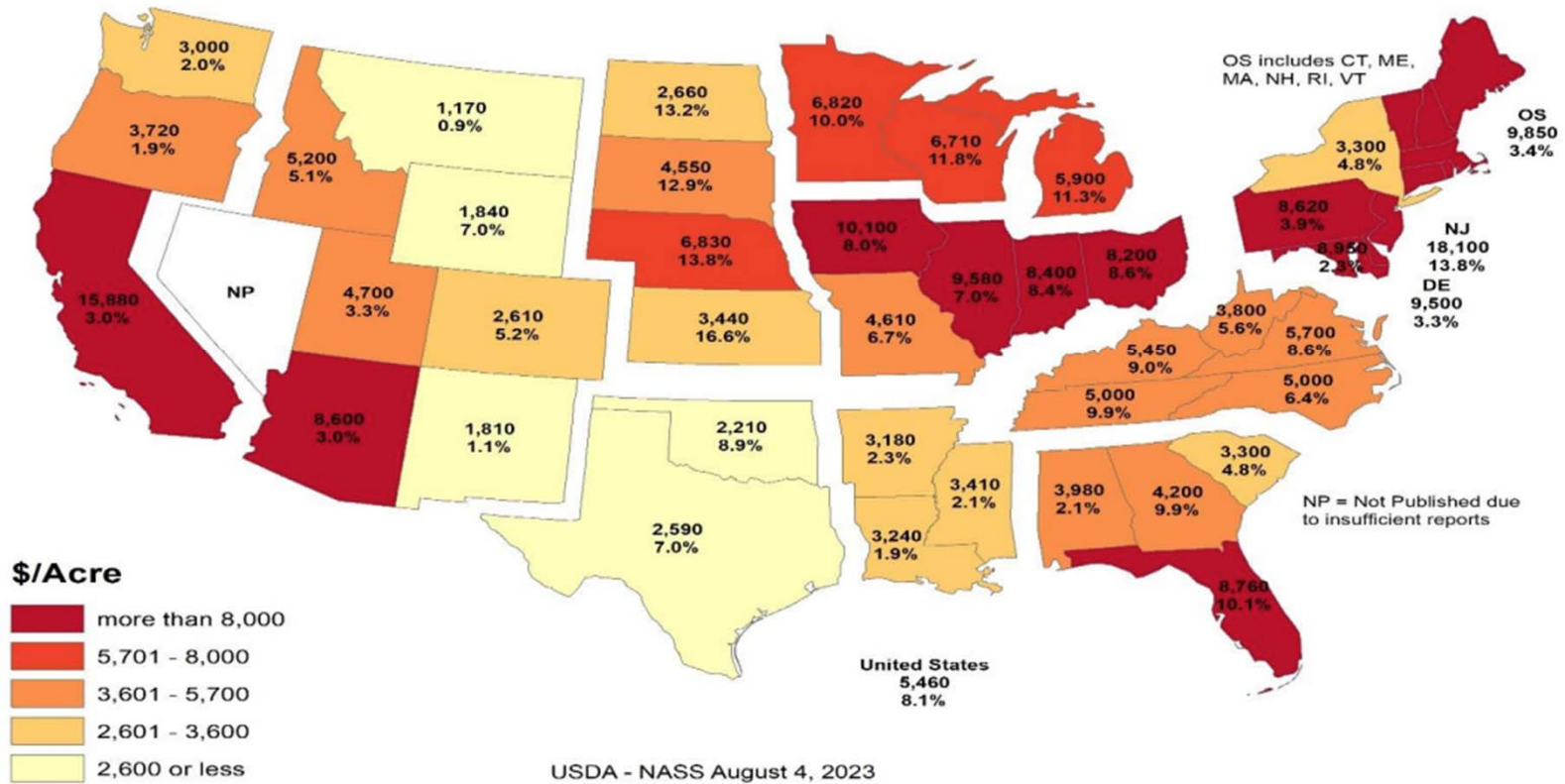


# Annual growth in Kansas Land Values

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%			

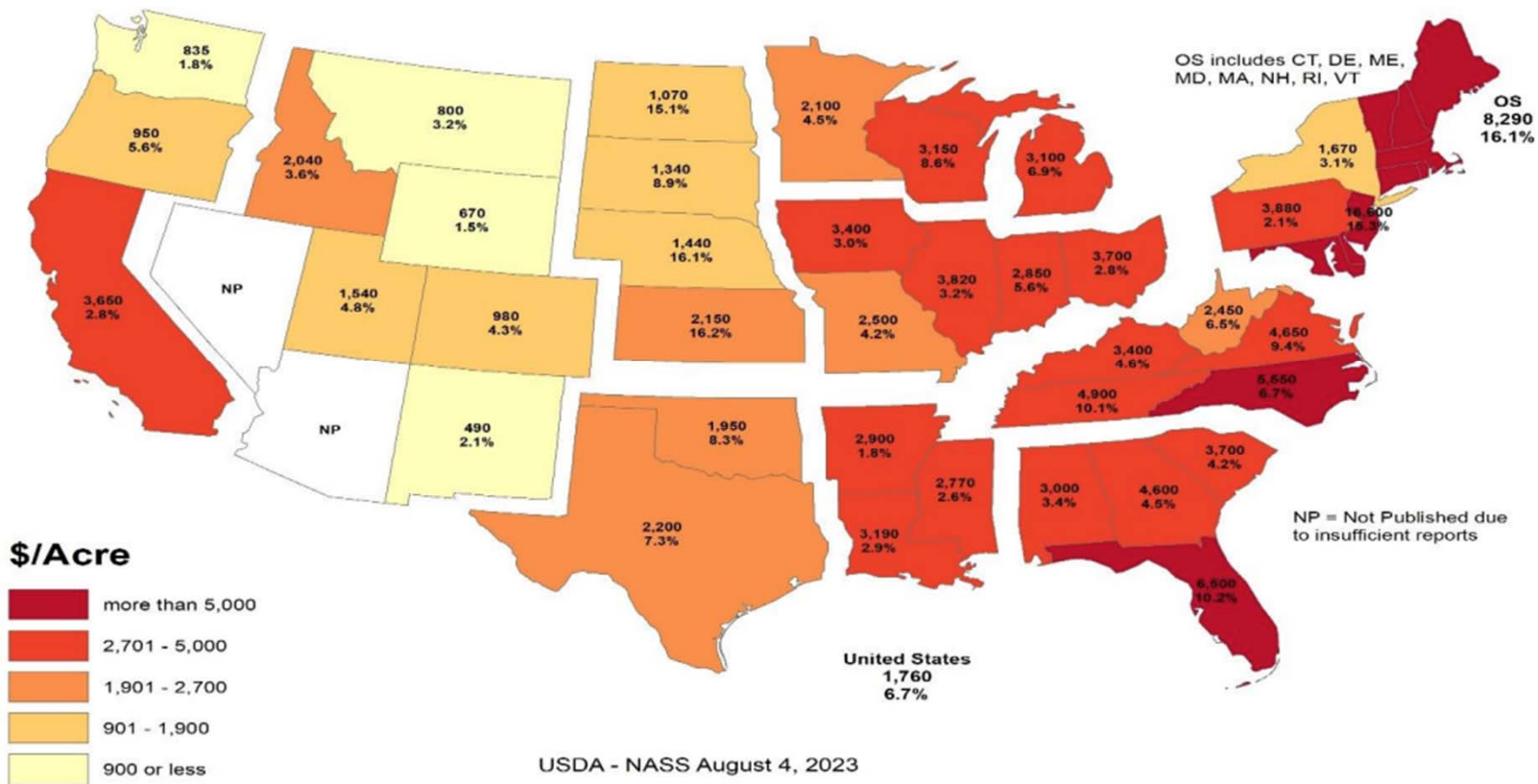
## 2023 Cropland Value by State

Dollars per Acre and Percent Change from 2022



## 2023 Pasture Value by State

Dollars per Acre and Percent Change from 2022



USDA - NASS August 4, 2023

# 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)

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

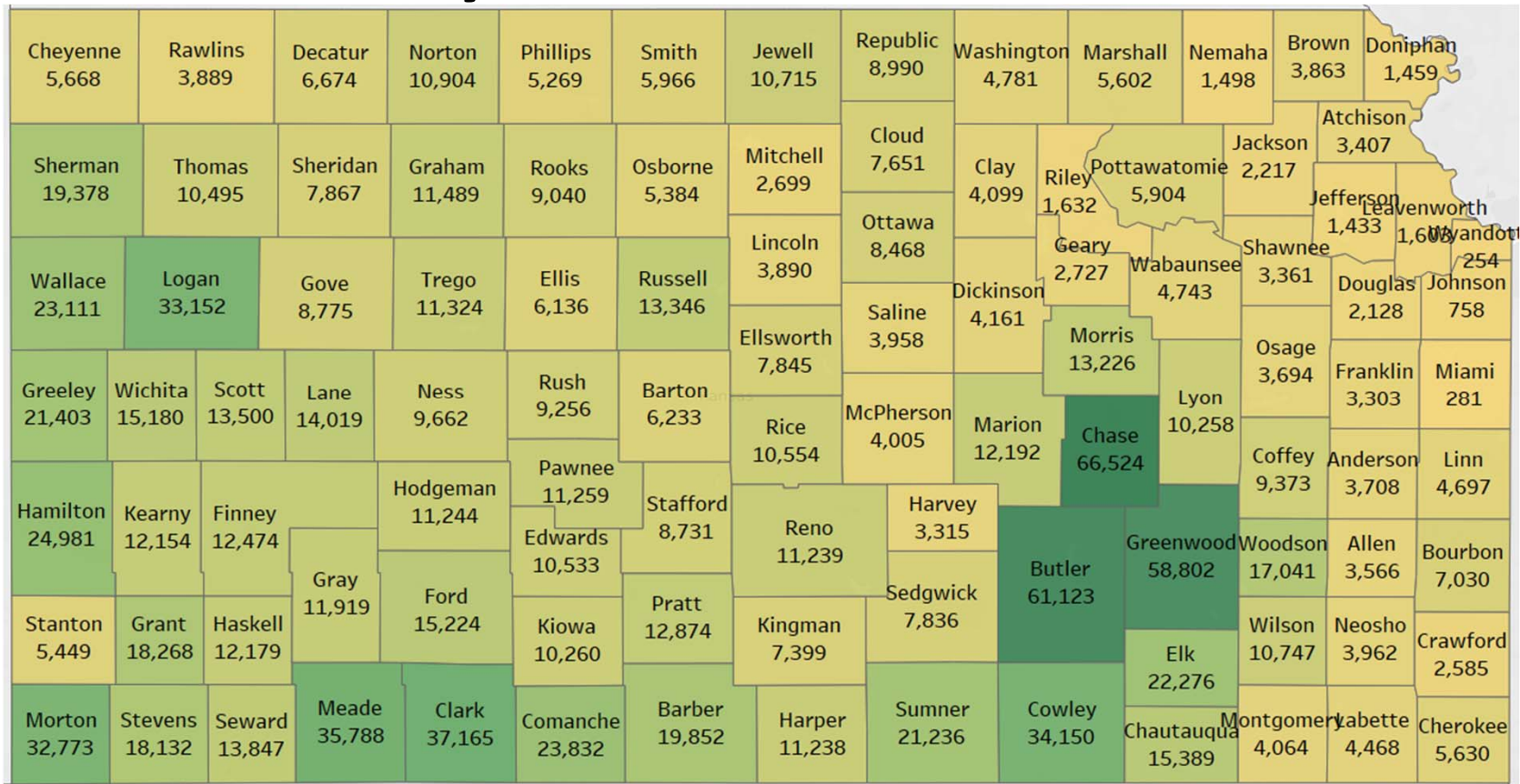
<b>Landowner Live in the County?</b>	<b>Total Ag. Acres</b>	<b>% Total Ag. Acres</b>
Yes	25,594,538	54.5%
No	21,392,958	45.5%



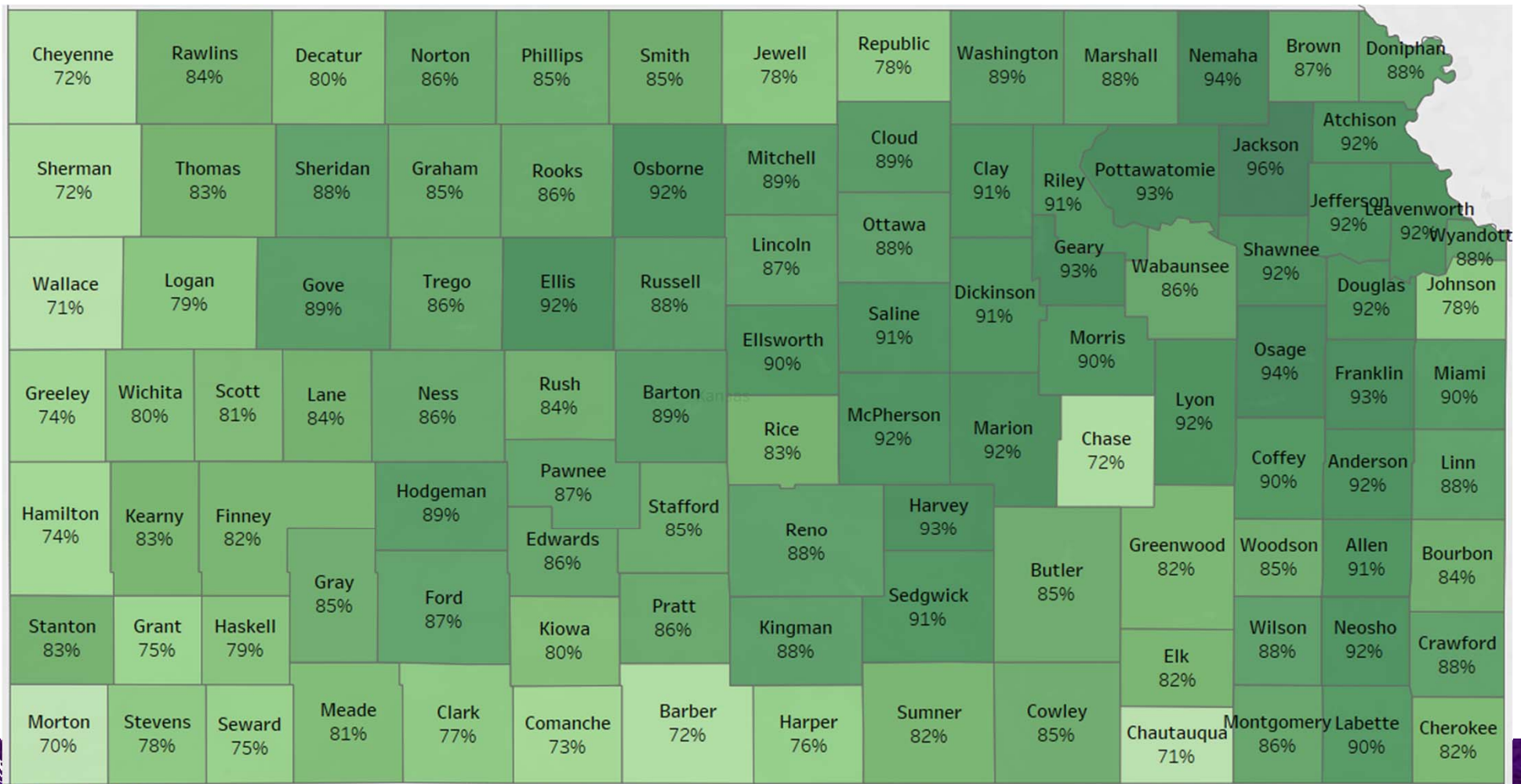
## Results (2015)-Landowner State

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%

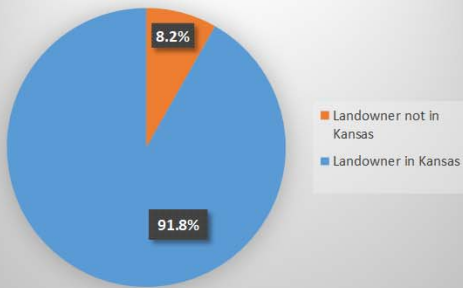
# Acres owned by Texas Landowners



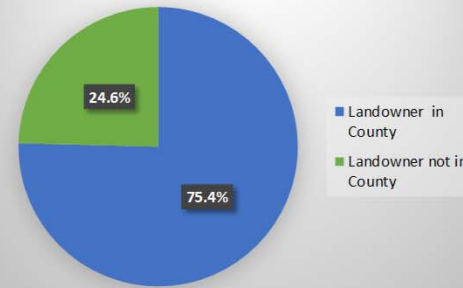
# Percentage of Landowners that Live in KS



### Atchison County Ownership

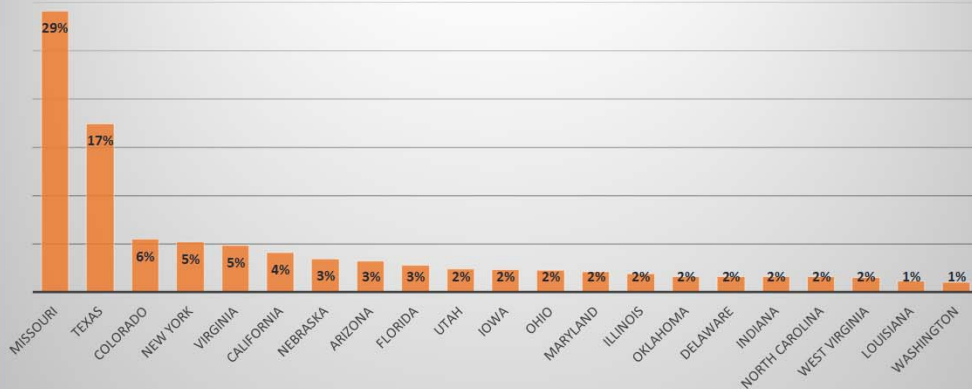


### Atchison County Ownership



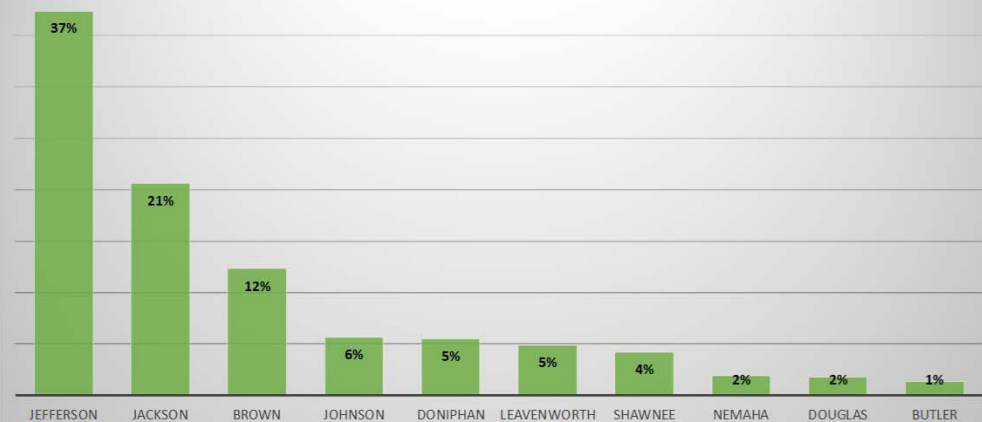
For the percentage of agricultural land in this county that is owned by landowners living inside the state of Kansas, this shows the percentage of those acres that are owned by landowners living within the county.

### Atchison County Ownership Outside of Kansas



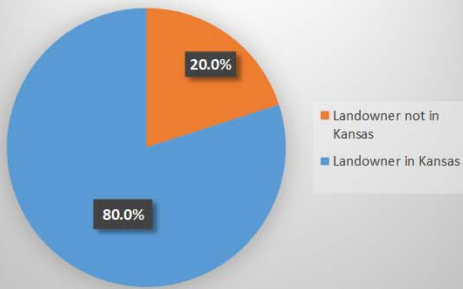
For the percentage of Kansas agricultural land in this county that is owned outside the state, this shows the percentage of those acres that are owned by landowners in each state.

### Atchison County Ownership Inside Kansas but Out of County

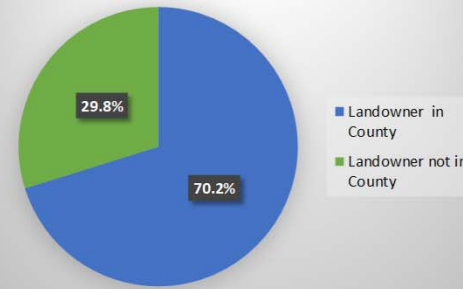


For the percentage of Kansas ag. land in this county that is owned inside Kansas but outside this county, this shows the percentage of those acres that are owned by landowners in each county.

### Decatur County Ownership

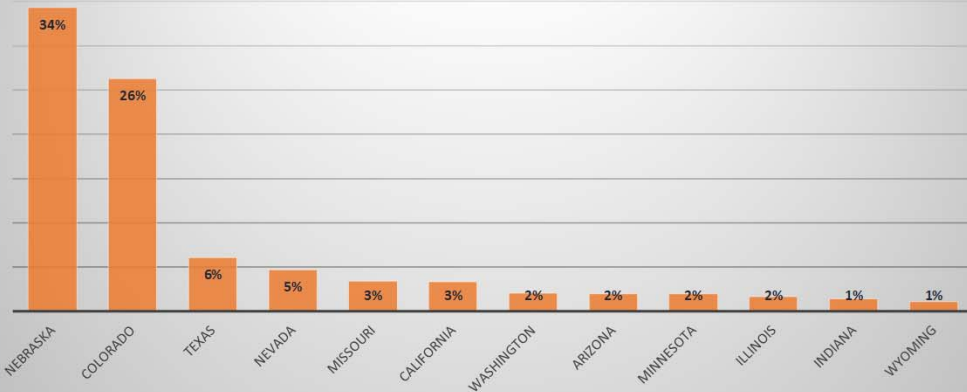


### Decatur County Ownership



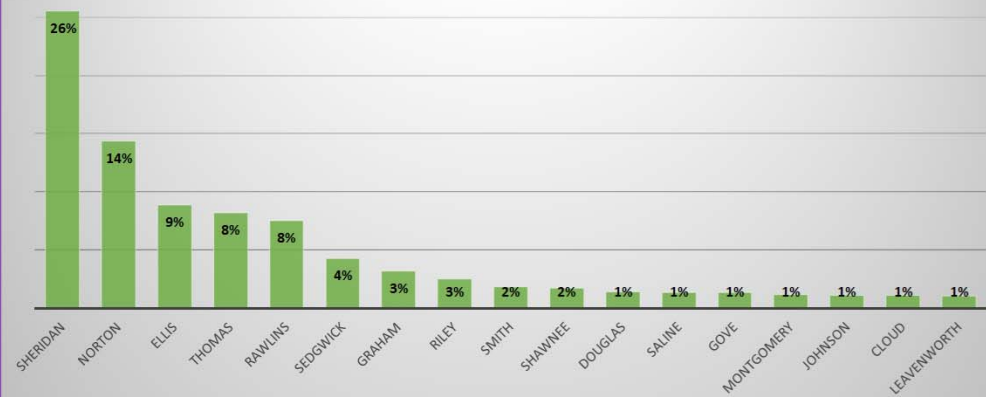
For the percentage of agricultural land in this county that is owned by landowners living inside the state of Kansas, this shows the percentage of those acres that are owned by landowners living within the county.

### Decatur 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.

### Decatur 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.

## 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



# How has land ownership changed since 2015?

	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%

*\*Texas and Colorado were the states that gained the most acres of Kansas ag. land between 2015 and 2022*



# Who owns Kansas Farmland?

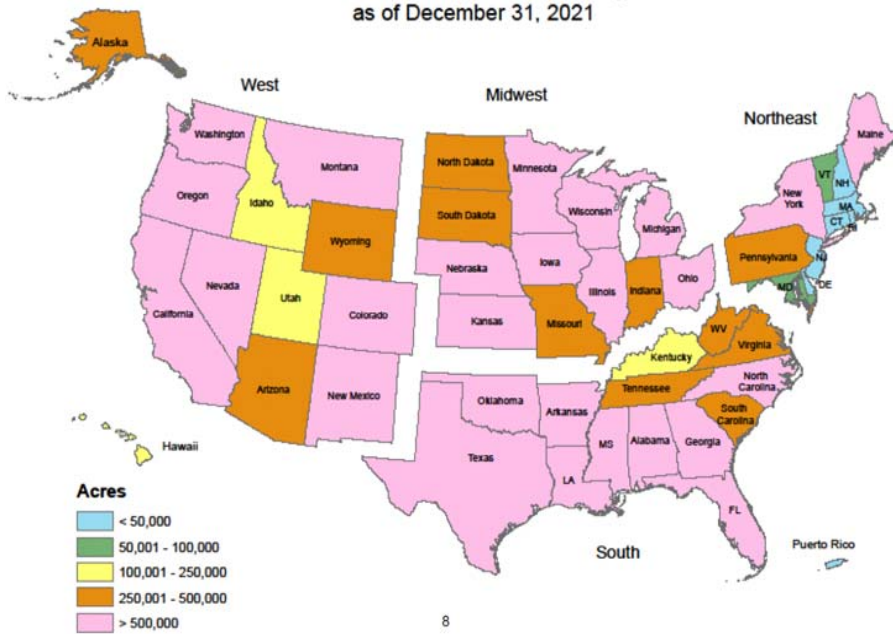
## Part 2: Foreign Holdings

# 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

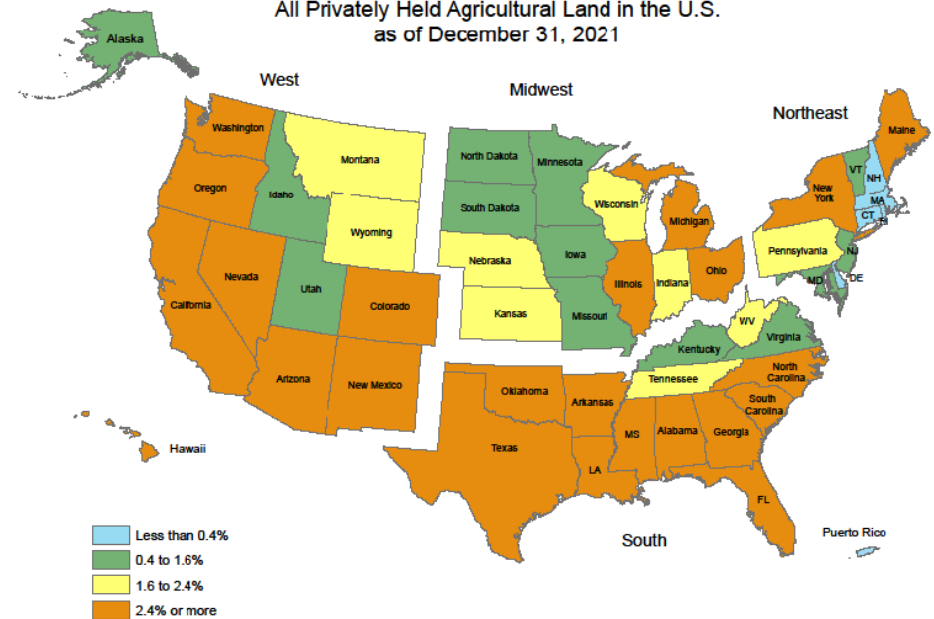
# Foreign Land Holdings by State

State Concentration of Foreign Holdings of Agricultural Land as of December 31, 2021



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Proportion of Foreign Held Agricultural Land to All Privately Held Agricultural Land in the U.S. as of December 31, 2021

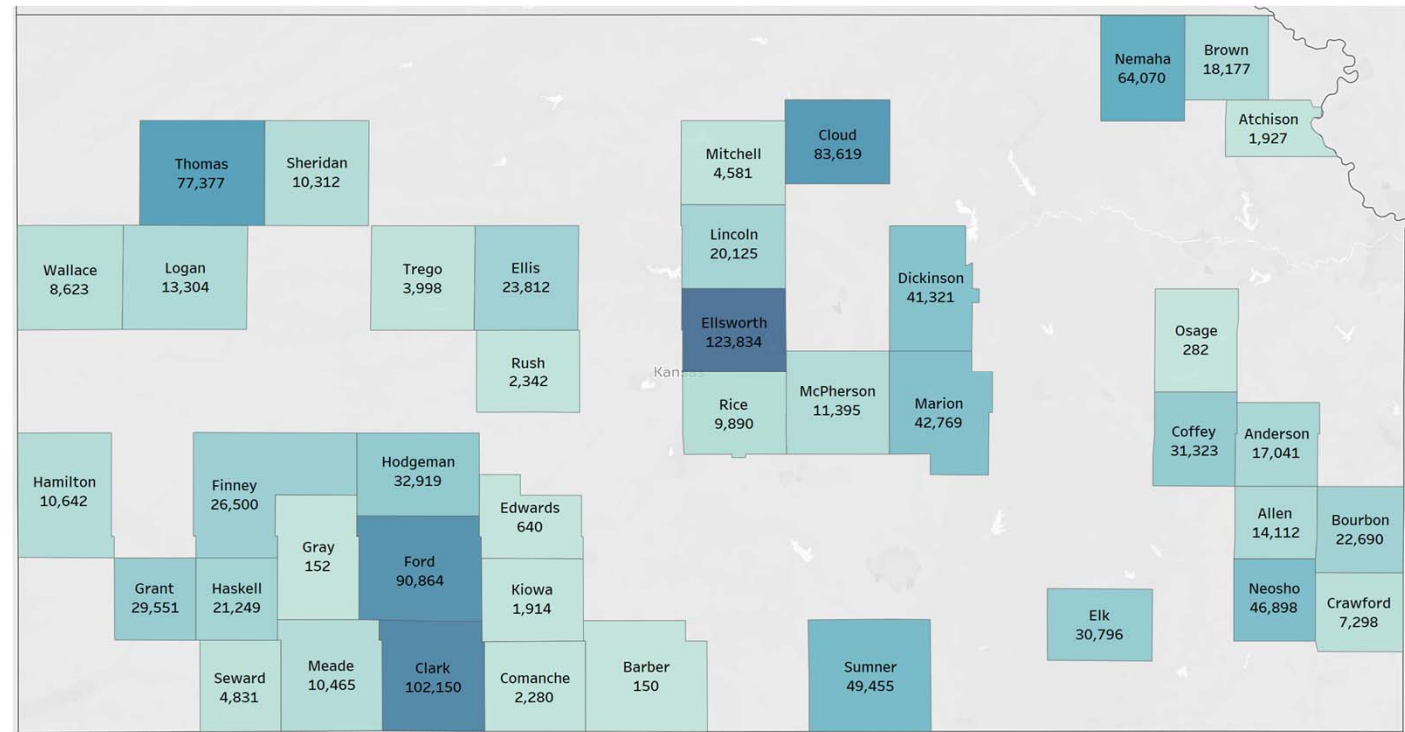


# Summary of Foreign Interest in Kansas Ag. Land

	Acres	Percentage
Total Privately held Agricultural Land in Kansas	49,189,000	
Total Reported Agricultural Land in Kansas with a Foreign Interest	1,187,690	2.4% of All Ag. Acres in Kansas
Total Reported Agricultural Land leased by Foreign-held Wind Energy Companies	1,115,677	93.9% of all acres w/Foreign interest
Total Reported Agricultural Land leased by Foreign-held Solar Energy Companies	4,297	0.4% of all acres w/Foreign interest
Total Remaining Foreign-Held Agricultural Land	67,717	5.7% of all acres w/Foreign interest

# 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 under AFIDA

- 67,716 total acres, 167 reportings, 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



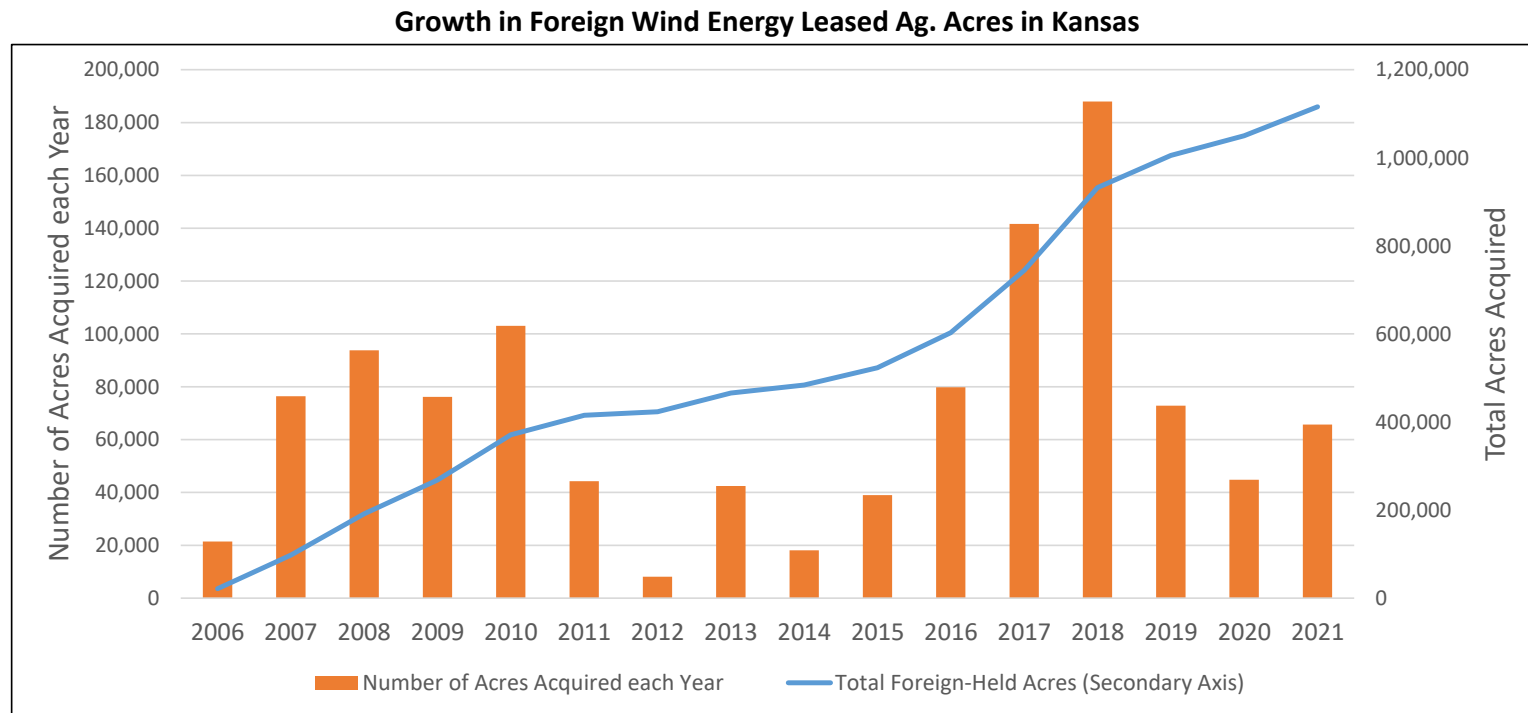
# Ownership by Foreign Adversarial Countries

## China:

0.5 acres in Russel County

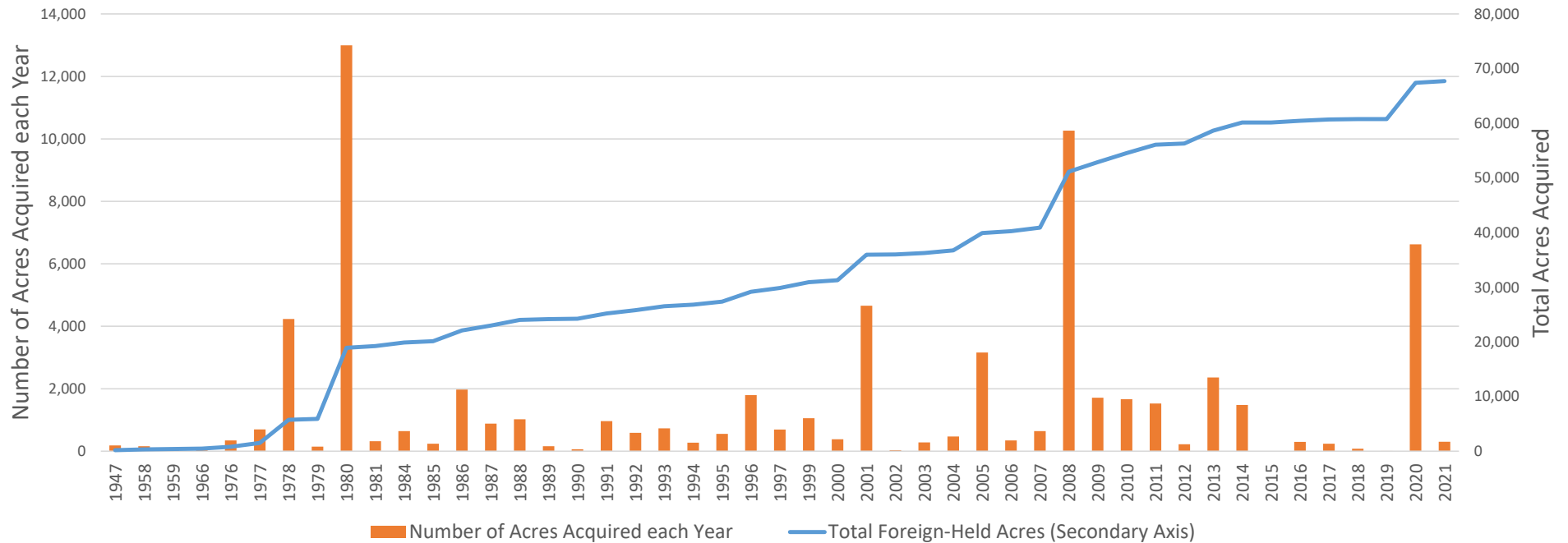
160 acres in Geary County (Syngenta), currently listed under Switzerland

# Growth in Foreign Ag. Land Holdings



# Growth in Foreign Ag. Land Holdings

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



# Detailed Foreign-holdings Data now publicly available

<https://www.fsa.usda.gov/programs-and-services/economic-and-policy-analysis/afida/agricultural-foreign-investment-disclosure-act-afida/index>

**AFIDA Holdings as of 12/31/2021**

State	County	FIPS	Owner Name 1/	Owner Id	Parcel Id	Country	Country Code	US Code	Principal Place of Business	Number of Acres	Owner Type
Kansas	Barber	20007	ATLANTIC RICHFIELD COMPANY	25941	30665	UNITED KINGDOM	826	1	0	80	Corporation
Kansas	Barber	20007	Invenergy Jayhawk Wind Holdings, LLC	34236	89227	CANADA	124	0	840	150	Other
Kansas	Barber	20007	Invenergy Solar Project Development, LLC	33893	66377	CANADA	124	0	840	628.3	Other
Kansas	Barber	20007	Invenergy Solar Project Development, LLC	33893	66376	CANADA	124	0	840	40	Other
Kansas	Barber	20007	Invenergy Solar Project Development, LLC	33893	66378	CANADA	124	0	840	475	Other
Kansas	Barber	20007	Invenergy Solar Project Development, LLC	33893	66379	CANADA	124	0	840	314	Other
Kansas	Barber	20007	SHELL GULF OF MEXICO, INC.	26604	41366	NETHERLANDS	528	1	840	13	Corporation
Kansas	Barber	20007	SHELL GULF OF MEXICO, INC.	26604	41367	NETHERLANDS	528	1	840	13	Corporation

1/ Note: A small number of owner names are missing due to issues with historical data files.

# Number of Foreign-Held Acres by County (2021)

Cheyenne 1,601	Rawlins 0	Decatur 320	Norton 477	Phillips 1,515	Smith 320	Jewell 1,354	Republic 300	Washington 160	Marshall 0	Nemaha 64,710	Brown 18,322	Doniphan 1,005		
Sherman 2,688	Thomas 77,697	Sheridan 10,312	Graham 483	Rooks 839	Osborne 0	<p>State: Kansas                      County: Ellis                      Total Foreign Ag. Land Holdings (acres): <b>24,287</b></p> <p>Total Acres under Foreign Wind Energy Leases: <b>23,812</b>                      Wind Energy Country 1: <b>CANADA-23,812 acres</b>                      Wind Energy Country 2:                      Wind Energy Country 3:                      Wind Energy Country 4:</p> <p>Total Acres under Foreign Solar Energy Leases: <b>0</b></p> <p>Total Acres under Other Ag. Foreign Holdings: <b>475</b>                      Other Foreign Holdings Top Country 1: <b>BERMUDA-475 acres</b>                      Other Foreign Holdings Top Country 2:                      Other Foreign Holdings Top Country 3:                      Other Foreign Holdings Top Country 4:</p>						Atchison 1,927	Leavenworth 0	
Wallace 12,474	Logan 13,304	Gove 0	Trego 4,316	Ellis 24,287	Russell 1							Douglas 16	Johnson 411	
Greeley 5,630	Wichita 4,296	Scott 0	Lane 0	Ness 0	Rush 2,342							Barton 157	Franklin 0	Miami 0
Hamilton 13,113	Kearny 1,747	Finney 30,162	Gray 6,163	Hodgeman 33,079	Pawnee 0							Stafford 0	Anderson 17,041	Linn 0
Stanton 321	Grant 29,631	Haskell 23,692	Ford 91,361	Kiowa 2,855	Edwards 798	Pratt 0	Kingman 24	1,653	Elk 30,796	Wilson 403	Neosho 46,898	Crawford 7,298		
Morton 0	Stevens 0	Seward 8,450	Meade 10,465	Clark 102,150	Comanche 6,619	Barber 1,713	Harper 49	Sumner 50,825	Cowley 0	Montgomery 1,567	Cherokee 0			

# Questions?

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