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Part 1:
Land Tenure and Land Access
When we see land as a community to which we belong, we may begin to use it with love and respect.

Aldo Leopold, A Sand County Almanac
What Is Land Tenure?

- Land tenure is the way people hold their land
- Two main ways:
  - Owning land or
  - Leasing land
What Is Land Tenure?

• For landowners, responsibilities and rights are defined by land use laws

• For tenants, responsibilities and rights are spelled out in lease agreements
What is Land Access?

- Land access is the way farmers get land.

Photo credit: Katie Painter, used with permission
How did farmers access land in your home country?
There are 3 paths to land access!
Buying Land
Leasing Land

This farmer leases her land from a church.
Inheriting Land

Parents and their adult children farm together at this farm. Someday the children will become the farm owners.
Land Access is a Serious Challenge

- The number of beginning farmers and ranchers dropped 20% from 2007 to 2012.

- Less people are farming because it’s hard to find land to rent or buy.

- Good land is expensive.
Land Access is a Serious Challenge

- Farmers must compete with housing development and other farmers for the best land.

Photo credit: Katie Painter, used with permission
Who Owns American Farmland?

- Most ag landowners are white men:
  - Principle operators = 96% white, 86% male
  - Principle landlords = 97% white, 63% male

- Beginning farmers are increasingly diverse
Who owns American Farmland

- 40% of U.S. ag land is owned by people over age 65; many are not retiring

Photo credit: Arile Sommer, used with permission
Land Available:

- 2% for sale
- 8% transferred to family
- 90% not for sale
How much does land cost in Idaho?

- Irrigated land = $5150 per acre average in 2017

- Non-irrigated land = $1460 per acre average

- This land is mostly in rural areas, not in Boise. Usually you can’t purchase just one acre.
How much does it cost to lease land?

- $216 per acre per year, irrigated land
- $56 per acre per year, non-irrigated land.
- 2018 Idaho averages.
Case Study: Hen and Hare Microfarm

Photo credit: Hen and Hare, used with permission
Case Study: Next Generation Organics

Photo credit: Next Generation, used with permission
Case Study: 
Morning Owl Farm

Photo credit: Morning Owl Farm, used with permission.
Case Study:
Mother and Children’s Farm

Photo credit: Katie Painter
Part 2: Personal and Business Goals

Photo: American Farmland Trust
Defining Personal Goals

- What do you want your life to be like?

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Defining Business Goals

- What kind of business do you want?
- Are your business and personal goals compatible?
- Will your business support your lifestyle?
Are you ready for a land search?

- Personal Goals
- Business Goals
- How much are you earning now?
- What’s your potential for earning in the future?
Saving the Land that Sustains Us

American Farmland Trust

www.farmland.org