



*VIRGINIA DEPARTMENT
OF AGRICULTURE AND
CONSUMER SERVICES*

**ANNUAL REPORT ON VIRGINIA
AGRICULTURAL LAND IN
FOREIGN OWNERSHIP**

By:

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Commissioner of Agriculture and Consumer Services

July 1, 2025

EXECUTIVE SUMMARY

Chapters 765 and 796 of the 2023 Acts of Assembly established the Foreign Entities and Property Ownership Law (Va. Code § 55.1-507 et seq.) (Law), which, in part, requires the Virginia Department of Agriculture and Consumer Services (VDACS), on or before July 1 of each year, to publish a report regarding foreign ownership of agricultural land within the Commonwealth.

As of December 31, 2023, Virginia has a total land area of 25,340,160 acres, 18,789,439 of which are privately-held agricultural land. Of the 18,789,439 acres of privately-held agricultural land, 270,405 acres are foreign-held agricultural land consisting of 606 parcels in 82 unique localities.

These foreign holdings comprise a relatively small portion of total privately-held agricultural land in Virginia, approximately 1.44 percent in 2023. This is a 3,859 acre, or 1.4 percent, decrease in the total acreage of foreign-held agricultural land compared to December 21, 2022, when such holdings accounted for 274,264 acres. This is a notable shift in the trend of foreign ownership of agricultural land in Virginia, marking the first time in the past 10 years that the total acreage of foreign-held agricultural land declined. This contrasts sharply with the 7.77 percent increase observed in 2022, signaling a significant decrease in foreign-held agricultural land acquisitions in 2023.

Notably, dispositions of both agricultural and non-agricultural foreign-owned landholdings in Virginia in both 2023 (20,384 acres) and 2022 (18,976 acres) far outpaced those in any of the past 10 years. Before 2022, annual dispositions did not exceed 6,920 acres in any year and were often negligible or zero. The sharp increase in land dispositions during the past two years likely contributed to the reversal of the long-standing upward trend in foreign-held agricultural acreage. In 2023, forestland holdings expanded by 3,902 acres (2.2 percent), continuing a multi-year trend of strong foreign interest in timberland. Forestland remains the largest category of foreign-owned agricultural land in Virginia. Cropland increased by 1,627 acres (4 percent), while pasture holdings remained stable. Land classified as non-agricultural increased by 175 acres (3.5 percent), and acreage categorized as “Other Agriculture” decreased by 9,424 acres (36 percent), from 26,214 acres in 2022 to 16,790 acres in 2023.

The following are the acres of agricultural and non-agricultural land in Virginia owned by the identified countries of foreign investors in 2023: Canada (48,263), Germany (44,768), United Kingdom (38,283), Netherlands (9,523), Italy (2,253), and All Others (132,480). Of the 132,480 acres categorized under “All Others,” 4,654 acres are landholdings owned by Chinese investors, representing approximately 3.5 percent of the agricultural and non-agricultural land attributed to this category and 1.7 percent of the total foreign owned agricultural and non-agricultural land in Virginia. 185,578 acres of land in Virginia owned by foreign investors are used as forestland, 42,318 as cropland, 25,718 as pasture, 16,790 as other agricultural land, and 5,164 as non-agricultural land.

VDACS is not aware of any information regarding the extent of or any recent changes in foreign ownership of energy production, storage, or distribution facilities in the

Commonwealth.

VDACS does not recommend any legislative, regulatory, or administrative policy changes in light of the information in this report.

OVERVIEW

Chapters 765 and 796 of the 2023 Acts of Assembly established the Foreign Entities and Property Ownership Law (Va. Code § 55.1-507 et seq.) (Law), which, in part, requires the Virginia Department of Agriculture and Consumer Services (VDACS), on or before July 1 of each year, to publish a report on certain reporting requirements on VDACS's website and to deliver copies of such report to the Governor, the General Assembly, and the Chairmen of the Senate Committee on Agriculture, Conservation and Natural Resources and the House Committee on Agriculture, Chesapeake and Natural Resources.

Based on the reports submitted to VDACS pursuant to the federal Agricultural Foreign Investment Disclosure Act, 7 U.S.C. § 3501 et seq., and other information VDACS, at its discretion, deems appropriate, VDACS is required to compile an annual report in consultation with the appropriate state agencies and boards for each calendar year containing all of the following, if available:

1. The total amount of agricultural land that is under foreign ownership;
2. The percentage change in foreign ownership of agricultural land in the Commonwealth for each year over the prior 10 years;
3. The purpose for which foreign-owned agricultural land in the Commonwealth is being used currently. To the extent such information is available, the Department shall also include any significant recent changes or trends in the uses of foreign-owned agricultural land in the Commonwealth;
4. With the assistance of relevant state agencies, information regarding the extent of, and any recent changes in, foreign ownership of energy production, storage, or distribution facilities in the Commonwealth to the extent such information is available; and
5. Any legislative, regulatory, or administrative policy changes the Department recommends in light of the information in this report.

REPORTING

Background and definitions

The U.S. Department of Agriculture (USDA) disseminates an annual report on foreign holdings of U.S. agricultural land as required in the Agricultural Foreign Investment Disclosure Act of 1978 (AFIDA). AFIDA requires any foreign person who acquires or

transfers an interest in agricultural land to report the transaction to the Secretary of Agriculture within 90 days. AFIDA also requires reporting on land that either becomes or ceases to be agricultural land or if the ownership entity becomes or ceases to be a foreign person. Failure to comply with AFIDA will subject the foreign person or other entities disclosed on the report to a civil penalty of up to 25 percent of the fair market value of the interest held in the land in question. According to the USDA Farm Services Agency [*Foreign Holdings of U.S. Agricultural Land – through December 31, 2023*](#), nationally, foreign investors held an interest in nearly 45 million acres of U.S. agricultural land (forest land and farmland) as of December 31, 2023, an increase of approximately 1.5 million acres from the December 31, 2022, report and representing 3.5 percent of all privately-held agricultural land in the U.S.

For the purposes of the AFIDA report, “agricultural land” means “land in the United States used for forestry production and land in the U.S. currently used for, or, if currently idle, land last used within the past five years, for farming, ranching, or timber production, except land not exceeding 10 acres in the aggregate, if the annual gross receipts from the sale of the farm, ranch, or timber products produced thereon do not exceed \$1,000. Farming, ranching, or timber production includes, but is not limited to, activities set forth in the Standard Industrial Classification Manual (1987), Division A, exclusive of industry numbers 0711–0783, 0851, and 0912–0919, which cover animal trapping, game management, hunting carried on as a business enterprise, trapping carried on as a business enterprise, and wildlife management. Land used for forestry production means land exceeding 10 acres in which 10 percent is stocked by trees of any size, including land that formerly had such tree cover and that will be naturally or artificially regenerated.”¹

According to the USDA Farm Services Agency *Foreign Holdings of U.S. Agricultural Land – through December 31, 2023*, the information required to be reported to USDA pursuant to AFIDA consists of:

- the legal name and address of the foreign person;
- citizenship, if an individual;
- if not an individual or a government, nature of the legal entity, including the entity's country of creation and principal place of business;
- type of interest;
- legal description;
- acreage;
- land use;
- purchase price or any other consideration given;
- intended use;
- where applicable, information about the representative of the foreign person;
- how the interest in the land was transferred;
- the relationship of the owner to the operator;
- type of rental agreement, if any; and
- the date the interest in the land was transferred;

In the case of a disposition, the party disposing of the interest is also required to give the

¹ 7 CFR 781.2 (b)

legal name and address of the purchaser. Any change in the legal name or address of the foreign person and other entities disclosed on the report form must also be reported within 90 days of such changes.

Acreage in foreign ownership and percentage change over a 10-year period

According to the USDA Farm Services Agency *Foreign Holdings of U.S. Agricultural Land – through December 31, 2023*, the total land area of Virginia is 25,340,160 acres, of which USDA considers 18,789,439 acres to be privately-held agricultural land. Of the 18,789,439 acres of privately-held agricultural land, 270,405 acres are considered to be foreign-held agricultural land. The following chart² shows the total acreage of foreign-held agricultural land, the proportion of Virginia’s foreign-held to privately-held agricultural land, and the percentage change from the previous year.

Year	Foreign-Held Agricultural Land (Acres)	Proportion of Foreign-Held to Privately-Held Agricultural Land (Percent)	Change from Prior Year (Percent)
2023	270,405	1.4	-1.41
2022	274,264	1.5	7.77
2021	254,494	1.2	0.53
2020	253,141	1.2	7.56
2019	235,350	1.1	1.17
2018	232,627	1.1	5.86
2017	219,746	1.1	8.35
2016	202,815	1.0	1.55
2015	199,723	1.0	6.59
2014	187,376	0.9	21.83
2013	153,805	0.8	9.54

The following chart³ shows the total acquisitions and dispositions of agricultural and non-agricultural foreign-owned landholdings in Virginia from 2023-2013.

Year	Acquisitions (acres)	Dispositions (acres)
2023	21,050	20,384
2022	39,156	18,976
2021	3,747	2,394
2020	23,021	5,779
2019	2,767	0
2018	13,281	392

² Data gathered from Report 1 in the 2013 – 2023 USDA Farm Services Agency “Foreign Holdings of U.S. Agricultural Land” reports.

³ Data gathered from Report 7 in the 2013 – 2023 USDA Farm Services Agency “Foreign Holdings of U.S. Agricultural Land” reports.

2017	23,889	6,920
2016	3,092	0
2015	12,347	936
2014	33,680	0
2013	13,389	0

Land category

The annual *Foreign Holdings of U.S. Agricultural Land* reports also provide information on Virginia landholdings by foreign investors by type of land use. The chart below shows a breakdown for Virginia by land use category from 2013-2023 ⁴.

Land Use					
Year	Forest (Acres)	Cropland (Acres)	Pasture (Acres)	Other Ag (Acres)	Non Ag (Acres)
2023	185,578	42,318	25,718	16,790	5,164
2022	181,676	40,691	25,683	26,214	4,989
2021	163,357	40,349	24,146	26,642	4,999
2020	164,815	38,406	24,146	25,774	4,999
2019	159,210	27,720	24,209	24,211	5,001
2018	159,040	25,618	23,822	24,146	4,958
2017	147,719	25,026	23,255	23,746	4,950
2016	129,570	25,459	24,091	23,695	4,911
2015	127,310	24,091	24,984	23,338	4,911
2014	114,963	24,091	24,984	23,338	4,911
2013	83,092	24,091	23,984	23,338	4,802

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⁴ Data gathered from Report 1C in the 2013 – 2023 USDA Farm Services Agency “Foreign Holdings of U.S. Agricultural Land” reports.

Notably, dispositions of both agricultural and non-agricultural foreign-owned landholdings in Virginia in both 2023 (20,384 acres) and 2022 (18,976 acres) far outpaced those in any of the past 10 years. Before 2022, annual dispositions did not exceed 6,920 acres in any year and were often negligible or zero. The sharp increase in land dispositions during the past two years likely contributed to the reversal of the long-standing upward trend in foreign-held agricultural acreage. In 2023, forestland holdings expanded by 3,902 acres (2.2 percent), continuing a multi-year trend of strong foreign interest in timberland. Forestland remains the largest category of foreign-owned agricultural land in Virginia. Cropland increased by 1,627 acres (4 percent), while pasture holdings remained stable. Land classified as non-agricultural increased by 175 acres (3.5 percent), and acreage categorized as “Other Agriculture” decreased by 9,424 acres (36 percent), from 26,214 acres in 2022 to 16,790 acres in 2023.

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VDACS is not aware of any information regarding the extent of and any recent changes in foreign ownership of energy production, storage, or distribution facilities in the Commonwealth.

VDACS does not recommend any legislative, regulatory, or administrative policy changes in light of the information in this report.

APPENDIX 1

Report 2	U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor and by State and County as of December 31, 2023							
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State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	Accomack	0	343	0	0	0	22	365
	Albemarle	151	0	0	840	1,664	4,415	7,070
	Amelia	0	0	0	2,015	0	0	2,015
	Amherst	0	0	0	0	0	1,579	1,579
	Augusta	0	0	0	0	0	469	469
	Bedford	115	136	0	0	168	12	431
	Botetourt	700	0	0	515	91	4,807	6,113
	Brunswick	3,486	228	0	0	13,182	3,906	20,802
	Buchanan	0	0	0	0	112	1,399	1,511
	Buckingham	38	0	0	630	0	262	930
	Campbell	0	0	0	0	0	92	92
	Caroline	16	0	0	0	451	405	873
	Carroll	0	0	0	0	0	792	792
	Charles City	0	0	0	404	5,342	772	6,518
	Charlotte	0	0	0	2,900	0	5,454	8,354
	Chesapeake	332	0	246	52	0	1,872	2,502
	Clarke	0	0	0	69	2,724	249	3,042
	Culpeper	27	8	95	0	3,790	3,061	6,981
	Cumberland	0	0	0	919	1,508	2,091	4,518
	Dinwiddie	7,726	0	0	0	4,650	15,043	27,418
	Essex	154	0	0	1,814	1,118	2,774	5,860
	Fairfax	0	823	0	0	0	382	1,205
	Fauquier	0	2,511	0	1,641	452	4,583	9,187
	Fluvanna	0	0	104	599	962	5,476	7,141
	Frederick	955	0	0	7	58	1,101	2,121
	Giles	0	0	0	0	0	329	329
	Gloucester	0	0	0	0	779	290	1,069
	Goochland	0	222	0	0	0	0	222
	Grayson	66	0	10	0	0	313	389
	Greene	0	0	0	371	0	0	371
	Greensville	0	128	1,075	28	0	217	1,448
	Halifax	0	0	0	0	0	2,046	2,046
	Hanover	1,730	0	125	243	0	0	2,098
	Henry	1,355	0	0	0	0	0	1,355
	Isle of Wight	5,212	0	0	387	517	1,053	7,169

APPENDIX 1

Report 2	U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor and by State and County as of December 31, 2023							
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State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	King and Queen	307	0	0	3,844	0	1,149	5,300
	King George	0	0	0	0	0	573	573
	King William	4,220	0	0	4,592	0	1,923	10,735
	Lancaster	0	108	0	240	226	780	1,354
	Lee	0	0	0	0	16	105	121
	Loudoun	339	3,055	76	0	727	9,094	13,291
	Louisa	0	0	138	0	245	385	768
	Lunenburg	7,970	0	0	3,123	77	1,548	12,718
	Lynchburg	0	265	0	0	0	0	265
	Madison	0	0	0	816	0	2,071	2,887
	Mathews	0	0	0	595	273	1,357	2,225
	Mecklenburg	0	0	0	152	374	601	1,127
	Middlesex	147	0	0	897	17	131	1,192
	Montgomery	2,432	154	0	0	217	97	2,900
	Nelson	0	1,214	0	0	0	3,869	5,083
	New Kent	0	0	0	0	0	278	278
	Northampton	60	0	0	0	0	0	60
	Northumberland	0	0	0	747	239	604	1,589
	Nottoway	0	0	0	0	0	1,109	1,109
	Orange	159	171	30	635	2,339	1,030	4,364
	Patrick	0	0	0	0	0	11,558	11,558
	Pittsylvania	0	0	0	0	0	582	582
	Prince Edward	152	0	0	634	0	928	1,714
	Prince George	3,673	0	0	9	0	15,068	18,751
	Prince William	0	0	0	0	0	139	139
	Pulaski	26	0	0	0	0	292	318
	Rappahannock	1	2	76	399	722	469	1,669
	Richmond	0	0	0	159	0	1,110	1,269
	Roanoke	0	86	0	0	0	57	143
	Rockbridge	0	0	0	0	491	293	784
	Rockingham	0	69	0	0	0	142	211
	Scott	0	0	0	0	0	379	379
	Shenandoah	180	0	0	316	0	66	562
	Smyth	0	0	0	0	0	83	83
	Southampton	0	0	0	238	0	1,305	1,543

APPENDIX 1

Report 2		U.S. Agricultural and NonAgricultural Landholdings (Acres) by Country of Foreign Investor and by State and County as of December 31, 2023						
State Name	County Name	Canada	Netherlands	Italy	United Kingdom	Germany	All Others	Totals
Virginia	Spotsylvania	229	0	0	3,752	0	2,328	6,308
	Stafford	0	0	0	0	0	919	919
	Suffolk	2,377	0	117	58	0	1,411	3,963
	Surry	2,980	0	0	93	0	1,131	4,204
	Sussex	926	0	0	936	0	1,395	3,257
	Tazewell	0	0	0	2,560	76	0	2,636
	Virginia Beach	0	0	0	54	0	0	54
	Warren	0	0	0	0	155	29	184
	Washington	23	0	0	0	0	0	23
	Westmoreland	0	0	161	0	0	434	595
	Wise	0	0	0	0	1,005	0	1,005
	Wythe	0	0	0	0	0	392	392
State Totals:		48,263	9,523	2,253	38,283	44,768	132,480	275,569

APPENDIX 2

Report 3

U.S. Landholdings by Foreign Investors by Type of Land Use and by State and County as of December 31, 2023

State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	Accomack	2	147	8	145	0	65	365
	Albemarle	30	1,232	2,706	2,583	487	62	7,070
	Amelia	1	0	0	2,015	0	0	2,015
	Amherst	2	0	178	1,395	0	6	1,579
	Augusta	2	80	371	15	0	3	469
	Bedford	6	90	240	28	0	73	431
	Botetourt	6	0	686	5,427	0	0	6,113
	Brunswick	5	0	0	20,802	0	0	20,802
	Buchanan	4	0	0	111	1,399	1	1,511
	Buckingham	3	0	0	930	0	0	930
	Campbell	1	30	13	48	1	0	92
	Caroline	4	174	0	498	0	200	873
	Carroll	7	0	62	185	505	40	792
	Charles City	8	639	0	4,975	896	8	6,518
	Charlotte	5	82	130	8,142	0	0	8,354
	Chesapeake	7	799	0	1,661	0	42	2,502
	Clarke	7	922	1,384	67	653	16	3,042
	Culpeper	28	3,993	1,506	808	633	41	6,981
	Cumberland	12	40	971	3,434	64	9	4,518
	Dinwiddie	10	7,726	0	19,693	0	0	27,418
	Essex	9	180	851	2,747	1,381	701	5,860
	Fairfax	4	946	85	11	0	163	1,205
	Fauquier	33	2,366	3,550	1,774	1,349	148	9,187
	Fluvanna	8	0	405	6,590	144	2	7,141
	Frederick	8	414	536	896	0	275	2,121
	Giles	4	7	253	67	0	2	329
	Gloucester	4	413	70	309	70	207	1,069
	Goochland	1	0	95	115	1	11	222
	Grayson	3	72	151	152	6	8	389
	Greene	2	20	121	225	0	5	371
	Greensville	9	540	0	549	354	5	1,448
	Halifax	10	0	1,772	274	0	0	2,046
	Hanover	7	1,843	0	173	0	82	2,098
	Henry	5	1,355	0	0	0	0	1,355
	Isle of Wight	4	105	103	5,871	1,053	37	7,169

APPENDIX 2

Report 3

U.S. Landholdings by Foreign Investors by Type of Land Use and by State and County as of December 31, 2023

State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	King and Queen	6	0	0	4,372	928	0	5,300
	King George	1	327	0	171	0	75	573
	King William	8	2,553	354	7,251	496	80	10,735
	Lancaster	4	18	0	1,301	0	35	1,354
	Lee	2	0	46	10	30	35	121
	Loudoun	52	4,856	3,348	2,010	1,865	1,213	13,291
	Louisa	6	198	151	357	60	2	768
	Lunenburg	6	0	50	12,622	0	46	12,718
	Lynchburg	1	150	110	5	0	0	265
	Madison	10	527	825	1,257	278	0	2,887
	Mathews	5	160	0	2,060	0	5	2,225
	Mecklenburg	7	465	10	652	0	0	1,127
	Middlesex	4	5	0	1,186	0	1	1,192
	Montgomery	10	1,963	194	646	97	0	2,900
	Nelson	6	205	680	3,073	196	929	5,083
	New Kent	1	0	0	0	278	0	278
	Northampton	1	50	0	7	2	1	60
	Northumberland	6	221	0	1,363	5	0	1,589
	Nottoway	2	60	0	1,049	0	0	1,109
	Orange	13	1,475	1,253	1,571	46	19	4,364
	Patrick	75	24	465	10,966	69	34	11,558
	Pittsylvania	6	289	294	0	0	0	582
	Prince Edward	4	0	0	1,714	0	0	1,714
	Prince George	5	1,700	0	17,051	0	0	18,751
	Prince William	1	100	0	39	0	0	139
	Pulaski	2	243	10	5	0	60	318
	Rappahannock	15	40	786	666	1	176	1,669
	Richmond	6	18	0	1,195	0	56	1,269
	Roanoke	3	0	57	0	86	0	143
	Rockbridge	7	131	183	457	0	13	784
	Rockingham	4	5	87	47	69	3	211
	Scott	8	16	90	242	31	0	379
	Shenandoah	4	106	110	224	86	36	562
	Smyth	3	0	0	83	0	0	83
	Southampton	6	473	0	615	455	0	1,543

APPENDIX 2

Report 3

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State Name	County Name	Number of Parcels	Acres in Cropland	Acres in Pasture	Acres in Forest	Acres in Other Ag	Acres in Non Ag	Total Acres
Virginia	Spotsylvania	7	195	170	5,938	0	5	6,308
	Stafford	4	350	30	481	0	58	919
	Suffolk	5	169	0	3,794	1	0	3,963
	Surry	4	0	0	3,073	1,077	54	4,204
	Sussex	7	901	0	966	1,390	0	3,257
	Tazewell	3	0	0	2,555	81	0	2,636
	Virginia Beach	1	0	0	0	54	0	54
	Warren	2	0	67	117	0	0	184
	Washington	1	0	0	23	0	0	23
	Westmoreland	3	112	0	434	49	0	595
	Wise	1	0	0	1,005	0	0	1,005
	Wythe	7	0	102	210	63	17	392
State Totals:		606	42,318	25,718	185,578	16,790	5,164	275,569