



Dirt Capital Partners

Dirt Capital Partners 2023 Fund

Overview

Real estate fund that invests in farmland in the United States, facilitating long-term farmland access and security.

Impact Thesis

Support farmers by providing financing solutions, which encourages land ownership and promotes sustainable agricultural practices.

Impact in Practice

Dodo Farms, an organic vegetable farm in Maryland, secured a 10.5-acre lease through support from Dirt Capital Partners. Instead of buying the land outright, Dirt Capital purchased it and offered Dodo Farms a 10-year lease with buyout options at years five and ten. The future purchase price is fixed, based on original costs and modest appreciation-shielding farmers from volatile market prices. This model offers stability and a clear path to ownership, helping farmers build equity.



Impact Themes

Food and Agriculture, Environment

Geographic Theme

United States of America

Sustainable Development Goals



[Learn more about amplifying your impact.](#)



Dirt Capital Partners

Dirt Capital Partners 2023 Fund

 **On Track**

As of 08/31/2025

[CapShift's assessment redacted. Access this report through our platform for the full version.]

Key Updates

- Fund made 8 new farm investments, covering 17,058 acres and deploying \$12.2 million in new capital
- In February 2024, Dirt purchased 110 acres of land in Catskill, NY. The project developed in partnership with VC Renewables, will be a combination of agricultural and agroforestry uses with ~14-acre community-scale solar project.
- Dirt invests with a clear social equity focus. Of their portfolio, 21% are BIPOC farmers, 47% are young farmers, and 60% represent women farmers.

[Learn more about amplifying your impact.](#)

Key Impact Metrics

11 individuals directly reached by services¹

7,730 hectares of trees planted or conserved²

516 hectares of trees planted or conserved³

_____ That's equivalent to _____

43% of the area of Central Park conserved by trees⁴



Dirt Capital Partners

Dirt Capital Partners 2023 Fund

Disclosures

This publication does not provide any investment advice. It has been prepared without regard to the circumstances and objectives of those who receive it. This report contains general information only, does not take account of the specific circumstances of any recipient, and should not be relied upon as authoritative or taken in substitution for the exercise of judgment by any recipient.

Unless otherwise noted all metrics, stories and updates in this document were provided to CapShift by Dirt Capital Partners through an annual impact survey and CapShift has not independently verified the accuracy of such information. Nothing in this document is an offer to sell or a solicitation of an offer to purchase any security. Any such offer or solicitation would only be made pursuant to an offering memorandum or prospectus. All investments entail a high degree of risk and no assurance can be given that the investment objective, financial or social, will be achieved or that investors will receive a return of their capital. Opportunities may not be suitable for all investors and past financial or social returns are not indicative of future results.

Sources

1. CapShift Annual Impact Survey, 2025, Reporting Period, 01/01/2024 - 12/31/2024
2. CapShift Annual Impact Survey, 2025, Reporting Period, 01/01/2024 - 12/31/2024
3. CapShift Annual Impact Survey, 2025, Reporting Period, 01/01/2024 - 12/31/2024
4. [Central Park, Britannica](#)