LOST FOUND COMMUNITY LAND TRUST

Preparing for the next land opportunity

Community memorandum | October 10, 2026 | Outlook: October 2026-October 2028

Our purpose. Organize a durable foundation for food production, useful work, phased housing and economic prosperity for the wider Colorado Islamic community. Initiated through the NOI community, this project welcomes participation through family representation, skills, service, purchases and voluntary financial support.

What the evidence supports

Economic pressure on agriculture gives us a reason to prepare for individual buying opportunities. Current evidence does **not** establish an unusually large wave of farm sales within 100 miles of Denver or guarantee lower prices. Our plan should work even if land values remain firm.

Costs: USDA forecast 2026 production expenses of $492.8 billion, up 4.5 percent. Fuel and fertilizer-related expenses were forecast to rise sharply, although government payments could cushion the pressure. These are national forecasts. [1]

Financial strain: Chapter 12 filings rose from 282 to 336 nationwide in the twelve months ending June 30, 2026. Colorado recorded five, compared with one a year earlier. Cases are not listings, and the Colorado count is too small to predict a sales wave. [2-4]

Land values: Colorado farm real estate averaged $2,360 per acre in USDA's 2026 estimates, up 3.1 percent. Irrigated cropland averaged $7,050 per acre; nonirrigated cropland averaged $2,040. Statewide averages do not establish prices for developed farms near Denver. [5]

How we should respond

Prepare our people and finances now. Monitor comparable local listings, prices, time on market and operating costs. Build respectful relationships with retiring farmers as well as sellers under pressure. Judge each property on its ability to support our work. A low price cannot compensate for unusable water, unlawful access or unaffordable repairs.

A foundation our families can maintain

Twenty core families

The initial goal is twenty families anchoring representation and facility operations. The proposed $250 monthly contribution is voluntary financial planning, not a condition of belonging. Twenty consistent contributors would provide $5,000 monthly, $60,000 annually or $120,000 over two years before expenses. At 80 percent of planned collections, the two-year gross amount would be $96,000. Legal work, inspections, equipment and operating reserves reduce what remains available for purchase.

Review the whole property before buying

Review title and recorded exceptions, liens, easements, lawful access, reserved mineral and other rights, water rights, well permissions, buildings and repair needs. Confirm that proposed agriculture and phased housing can lawfully proceed on the same property. Colorado water rights and well permits must be checked for the actual intended uses. [6-7] No ownership interest, homesite or financial return is promised by participation.

Administration and participation

Alim Al-Hamim - Trust Administrator.
Legal counsel remains to be engaged.
Formation and governing documents remain subject to legal review; the project is in its planning stage.

Families can identify a spokesperson and operating interests. Skilled volunteers can offer time and expertise. Future customers can help us understand demand for produce and agricultural products. Consistent community buying belongs in the economic plan from the beginning.

Read The Mothership Blog | Offer your skills | Family participation

Sources and scope

Derived from the October 10, 2026 project farm-acquisition research memorandum. Figures reflect the releases cited, not subsequent changes. The linked blog provides fuller context and additional evidence.

1. USDA ERS: September 2026 farm-income forecast
2. U.S. Courts: bankruptcies through June 2026
3. U.S. Courts: June 2026 district totals, Table F-2
4. U.S. Courts: June 2025 district totals, Table F-2
5. USDA NASS: Land Values 2026, Colorado tables
6. Colorado Division of Water Resources: water rights
7. Colorado Division of Water Resources: well permitting