



Investments Intern

Croatian Institute BLAISE Program Internship

Company Summary

Dirt Capital Partners is an impact-first farmland investment company with a 10-year track record successfully investing in farmland in partnership with regenerative farmers and ranchers throughout the United States. By filling gaps in conventional agricultural finance among small and mid-sized farms, we enable farms with best-in-class land management practices to grow their businesses and acres of land under management, thus positively impacting farmer livelihoods and improved ecological outcomes on significant acreage.

We serve as an experienced technical and financial partner for farmers who have successful, existing operations, established markets and the opportunity to grow and expand their business through long-term, secure land access. Our approach offers creativity and flexibility so that the structure of an investment aligns with each farmer's goals and the characteristics of the characteristics of the farm property being acquired.

As an impact-first investor we evaluate potential projects and track project performance based on the Dirt Capital impact framework. We consider project impacts along four main themes: themes: (1) ecological stewardship; (2) farmer equity; (3) community benefits; and (4) field-building. Our track record as of 10/27/23 includes: 33 farmland investments representing 5,500 acres of land; eleven agricultural conservation easements sold or approved for funding; ten project exits; and zero project write-downs.

Position Summary

This position offers candidates the opportunity to learn from an experienced organization engaged in the rapidly growing area of regenerative agriculture investment.

The intern will work closely with our entire team on all aspects of Dirt Capital investment and portfolio management processes, and will support the team by:

- Support due diligence by compiling deal materials, drafting deal notes and memos, and participating in initial inquiry calls with farmers;
- Engage impact process by assisting to develop impact assessments on potential projects, and undertaking data collection to inform annual impact reporting on portfolio;
- Support investor communications efforts including drafting materials for investor due diligence requests, compiling information for investor reports, and updating data on investor portals.
- Assisting in streamlining impact data collection and analysis using data analysis tools (such as Excel and AirTable).;
- Research, identify and present advancements and developments in impact measurement in regenerative agriculture;
- Research and identify relevant farm and impact investment conferences and forums to prioritize Dirt Capital participation;
- Participate in weekly staff meetings and monthly meetings of the Dirt Capital Investment Committee.

Work Location:

Remote - Students will work primarily remote but there may be opportunities for interns to participate in project visits and/or in-person sessions with the Dirt Capital team (primarily based in the Hudson Valley region of New York).

Expected internship date:

June 2024 – September (Expectation is 40 hrs. in accordance with timeline established with Croatan Institute’s BLAISE program)

Education/Experience/ Skills

- MBA graduate or current enrollment in an MBA program with a focus on finance, wealth management, sustainability or related field;
- Strong interest and curiosity with regards to impact investing and regenerative agriculture;
- Experience with regenerative agriculture and investment in that field; farming experience or experience working with farmers is highly valued;
- Experience with data analytics and financial modeling;
- Demonstrated aptitude for qualitative and quantitative analysis with ability to synthesize various forms of data to provide a concise summary of a project opportunity;
- Experience with Microsoft Office, Word, Excel and PowerPoint as well as DropBox;
- Knowledge of database management, particularly with with AirTable;
- Ability to work in a dynamic environment and manage multiple tasks and responsibilities; and
- Strong oral and written communication skills.