

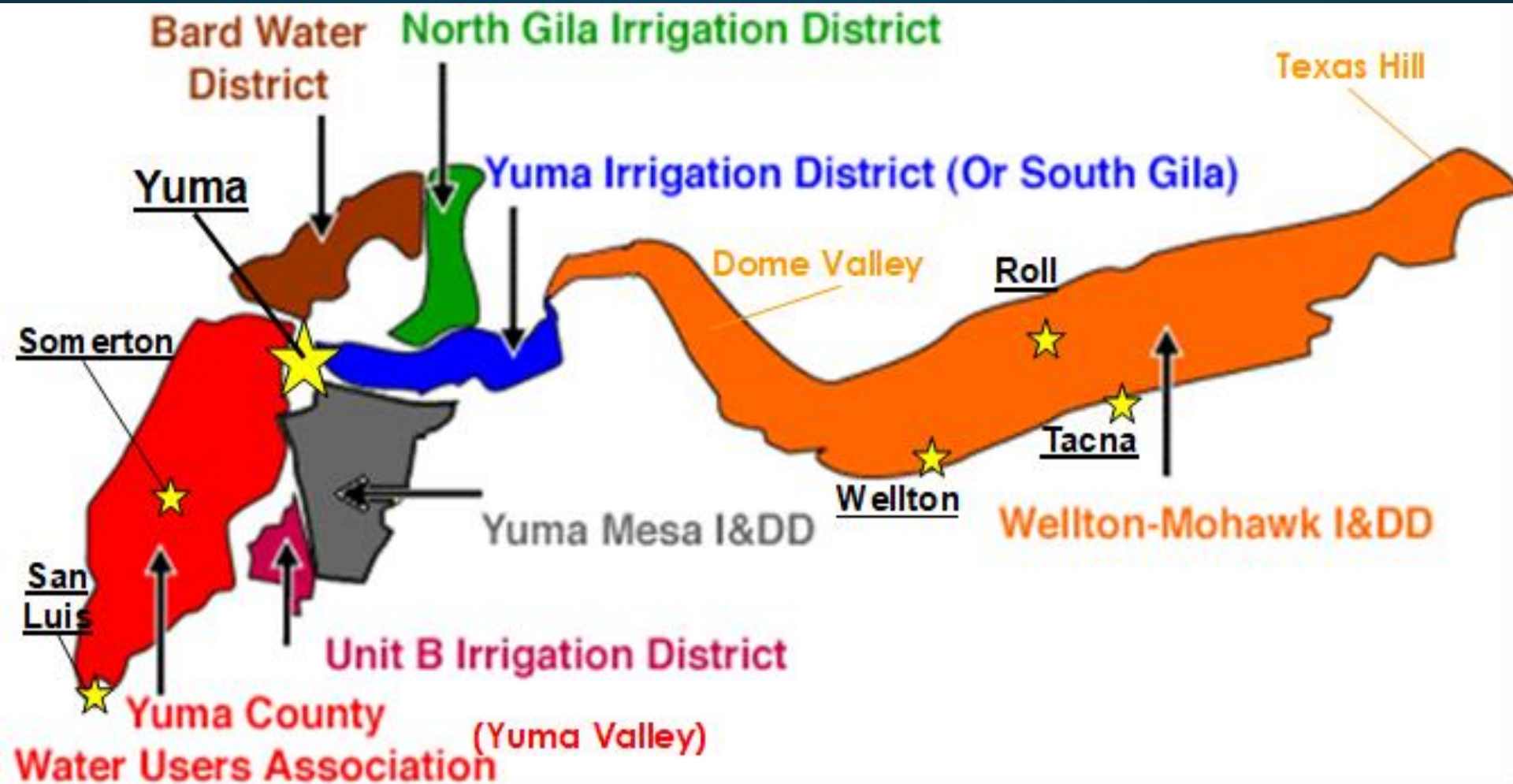
Yuma County Market Trends

Bill Moody

Robert J. Moody Appraisers



Yuma County



Yuma County Irrigation

Irrigation District Name	Size in Irrigable Acres	2019 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$105, includes first 5 acre feet & IID fee
Bard Valley (BWD)	15,000	\$134, includes first 5 acre feet & const repayment
Unit 'B'	3,300	\$174.68, includes first 10 acre feet
<i>Gila Project</i>		
North Gila Valley	6,000	\$71, includes first 5 acre feet
South Gila Valley (YID)	12,000	\$71, includes first 5 acre feet & IID fee
Wellton Mohawk	60,000	\$98, includes first four acre feet
Yuma Mesa	<u>19,200</u>	\$85, includes first 9 acre feet
Total Acreage	165,500	



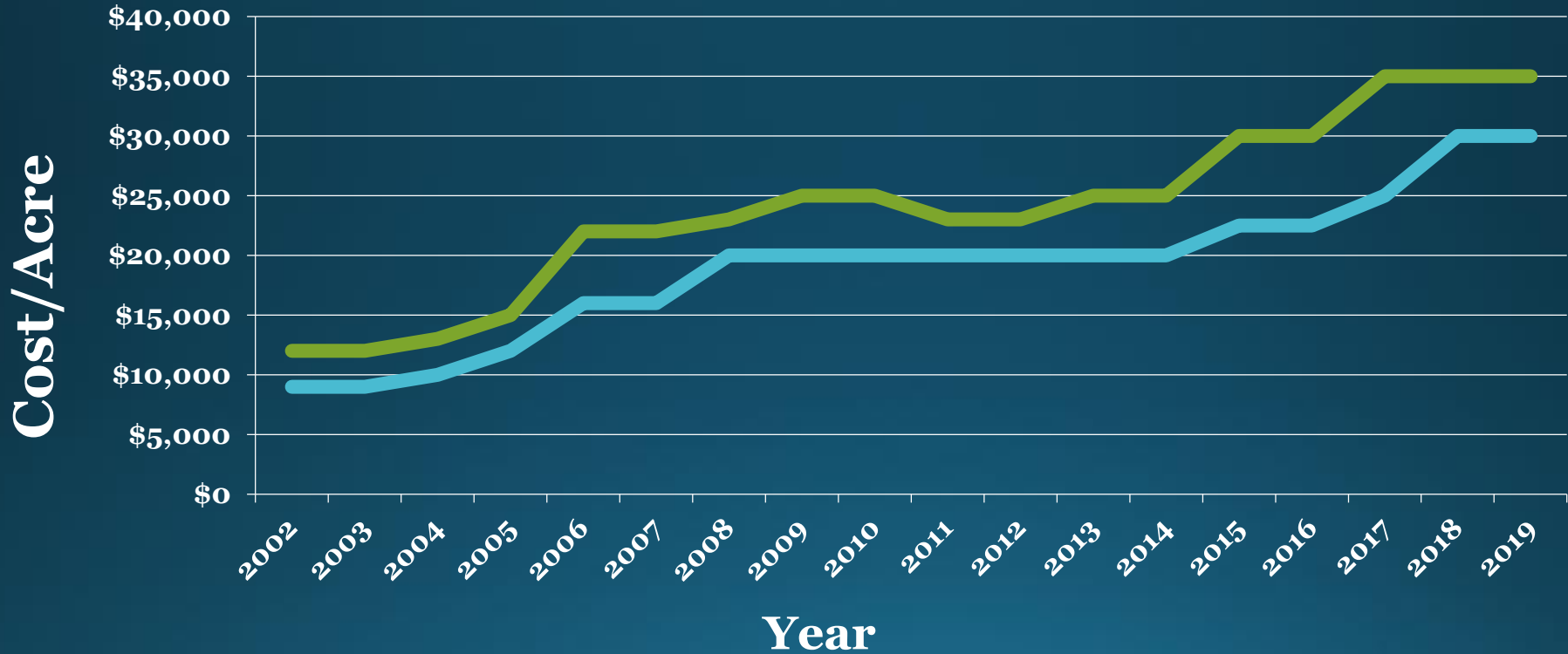
Values & Rent Rates For Irrigated Farmland in Yuma County & Bard Valley, February 2019

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$32,000 - \$38,000	Active / Stable	\$825 - \$950	Active / Stable
Lower Yuma Valley	\$30,000 - \$34,000	Active / Stable	\$700 - \$850	Active / Stable
North & South				
Gila Valleys	\$32,000 - \$38,000	Limited / Stable	\$800 - \$975	Active / Stable
Yuma Mesa Districts	\$16,000 - \$20,000	Active / Stable	\$125 - \$200	Limited / Stable
Wellton-Mohawk Irrigation District				
Dome Valley	\$25,000 - \$35,000	Limited / Upward	\$650 - \$900	Active / Upward
Wellton area	\$15,500 - \$27,000	Active / Stable	\$450 - \$750	Active / Stable
Roll area	\$14,000 - \$19,000	Active / Stable	\$350 - \$600	Active / Stable
Texas Hill	\$11,000 - \$15,000	Limited / Stable	\$350 - \$475	Active / Stable
Wellton Mesa	\$9,000 - \$11,500	Limited / Stable	\$200 - \$250	Limited / Stable
Bard Valley, CA.				
Irrigated Farmland	\$30,000 - \$35,000	Limited / Stable	\$750 - \$900	Active / Stable
Medjool Dates	\$60,000 - \$90,000	Limited / Lower	\$0.40/lb or less	Active / Lower



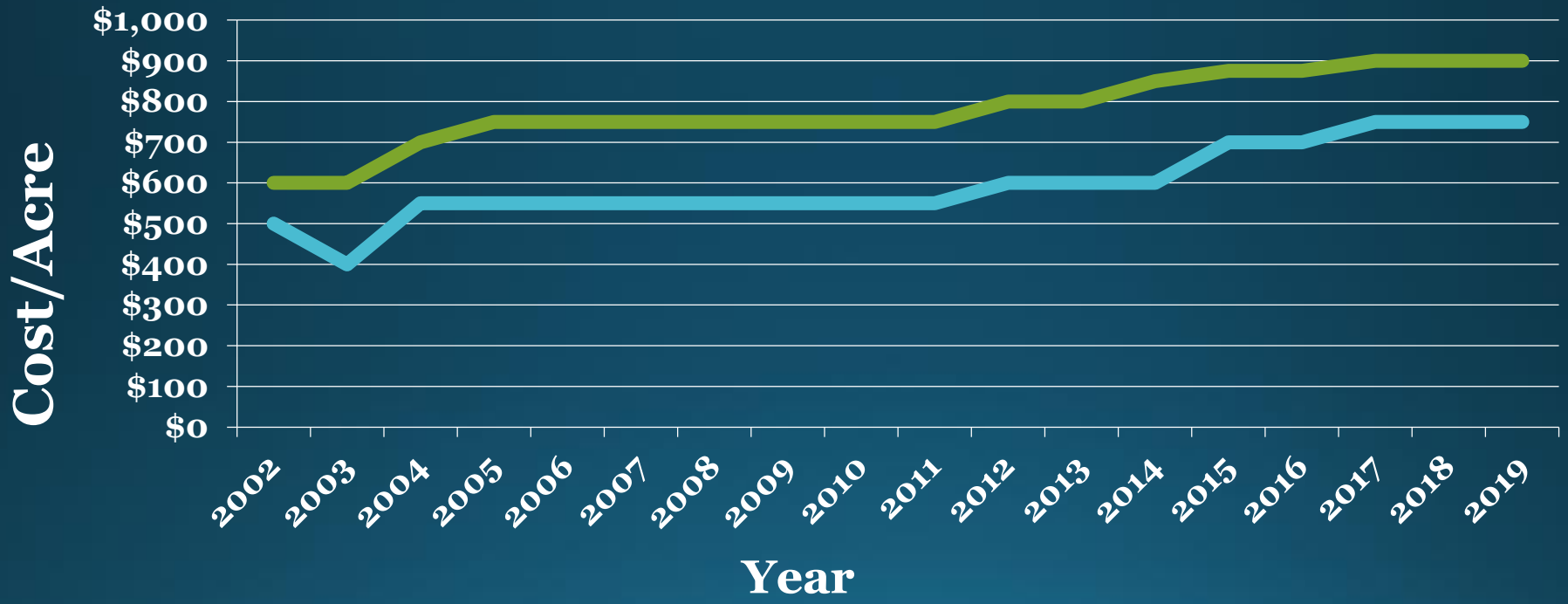
Bard Valley, CA. Irrigated Farmland

Sale Price/Acre



Bard Valley, CA. Irrigated Farmland

Annual Cash Rents



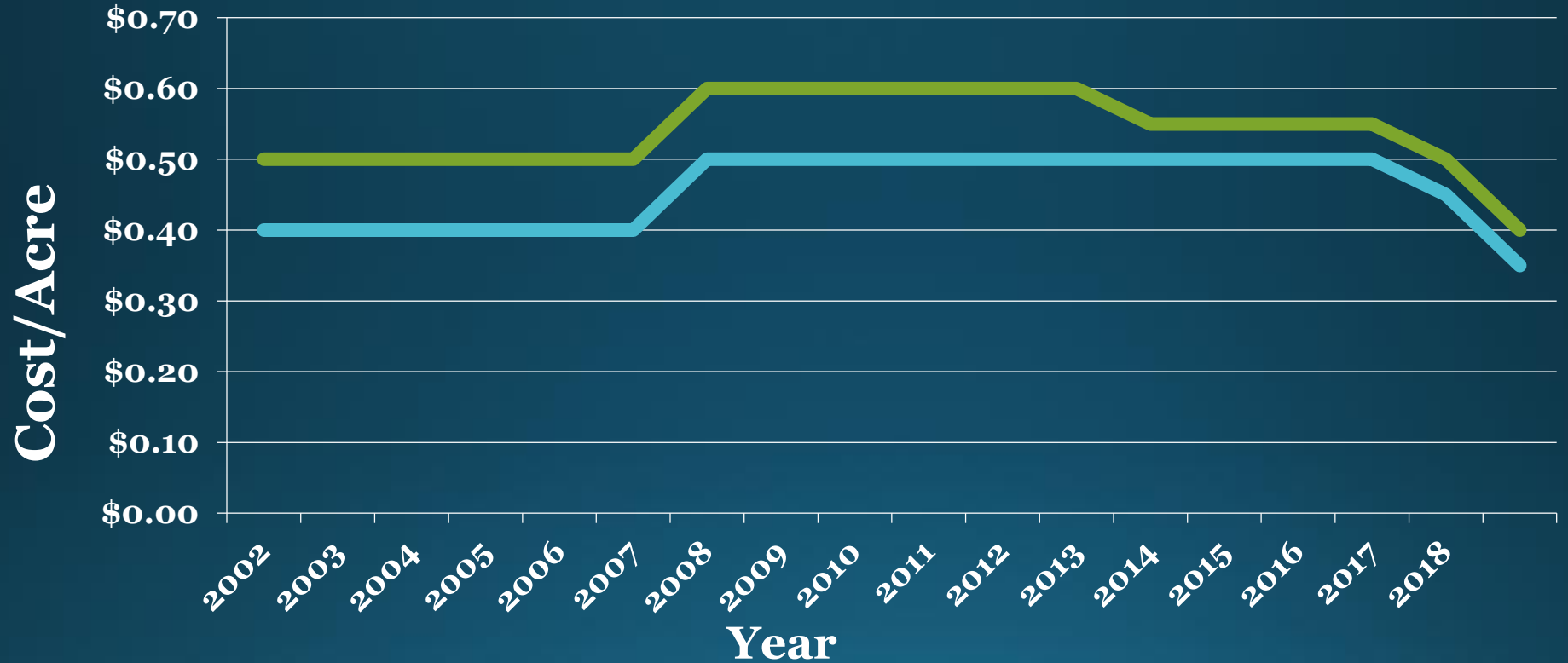
Medjool Dates

Sale Price/Acre



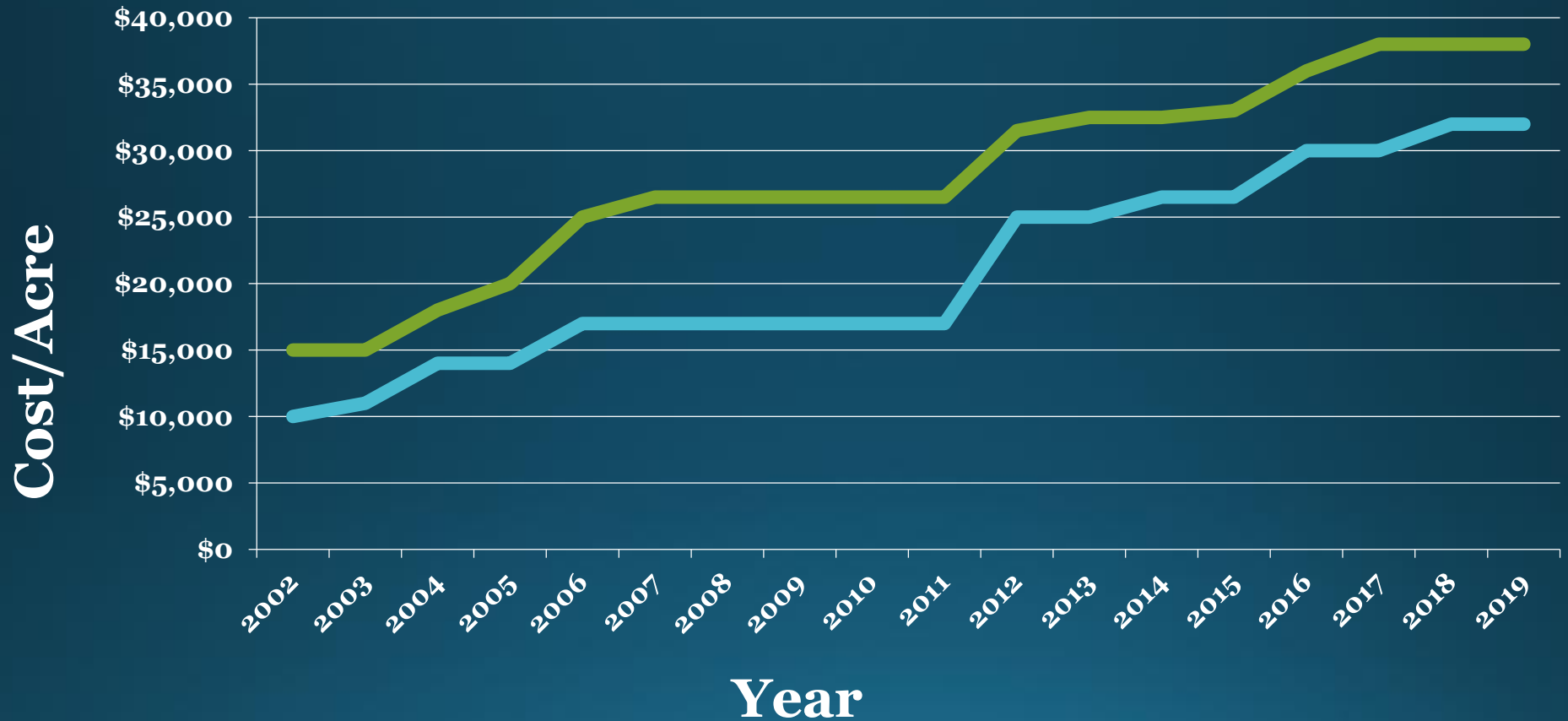
Medjool Dates

Annual Cash Rents



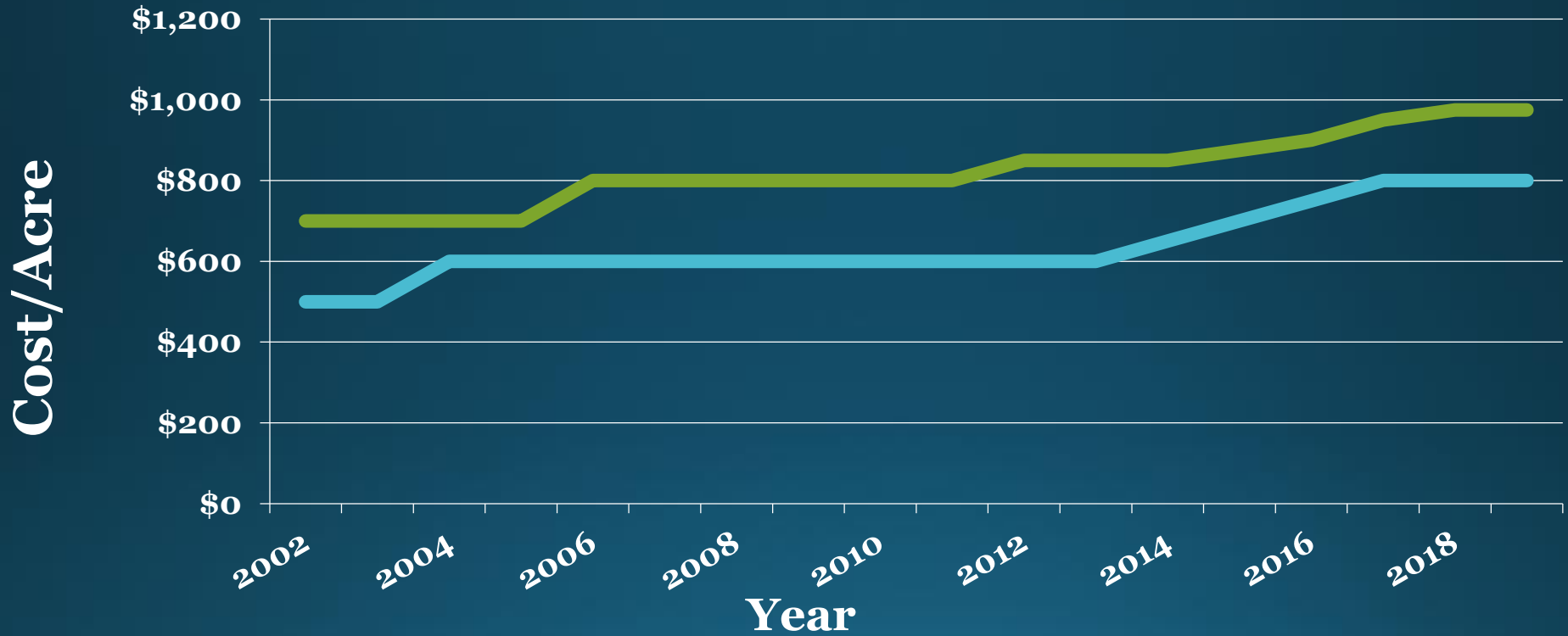
North and South Gila Valleys

Sale Price/Acre



North and South Gila Valleys

Annual Cash Rents



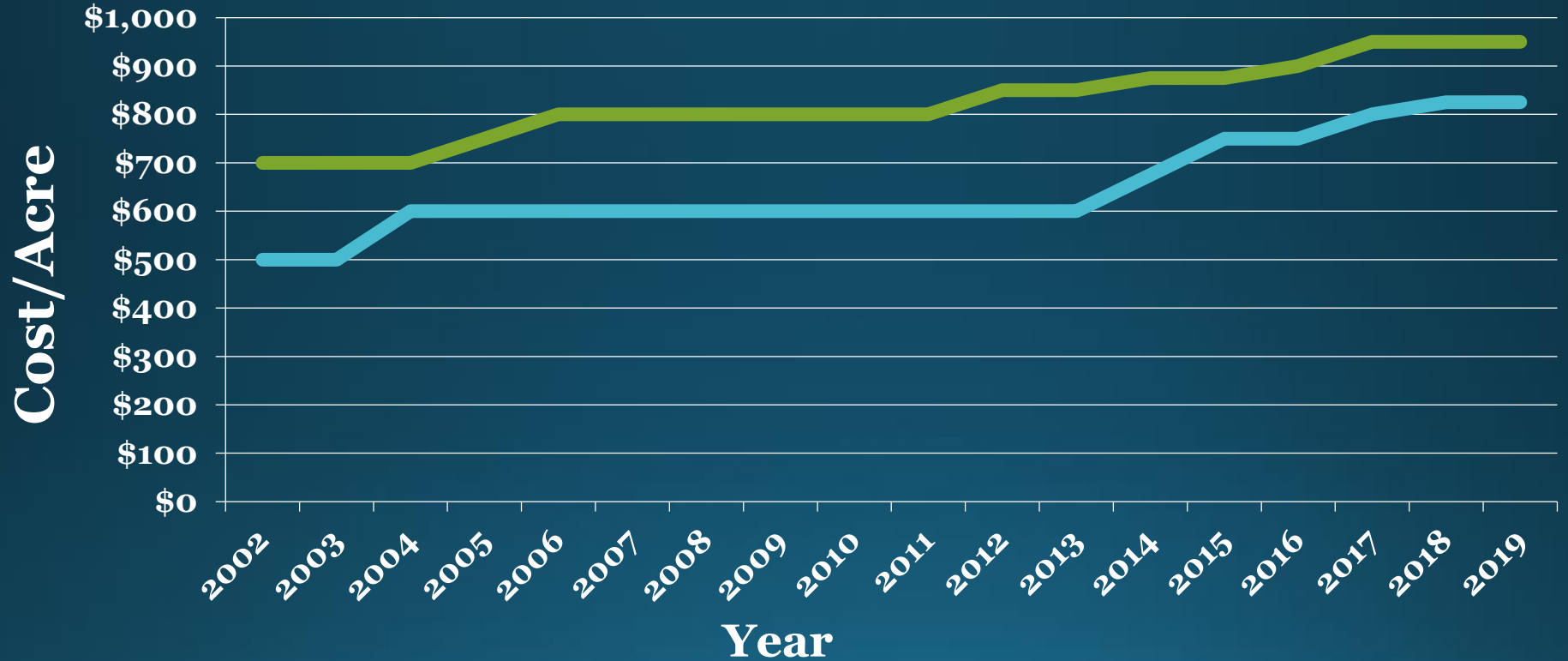
Upper Yuma Valley

Sale Price/Acre



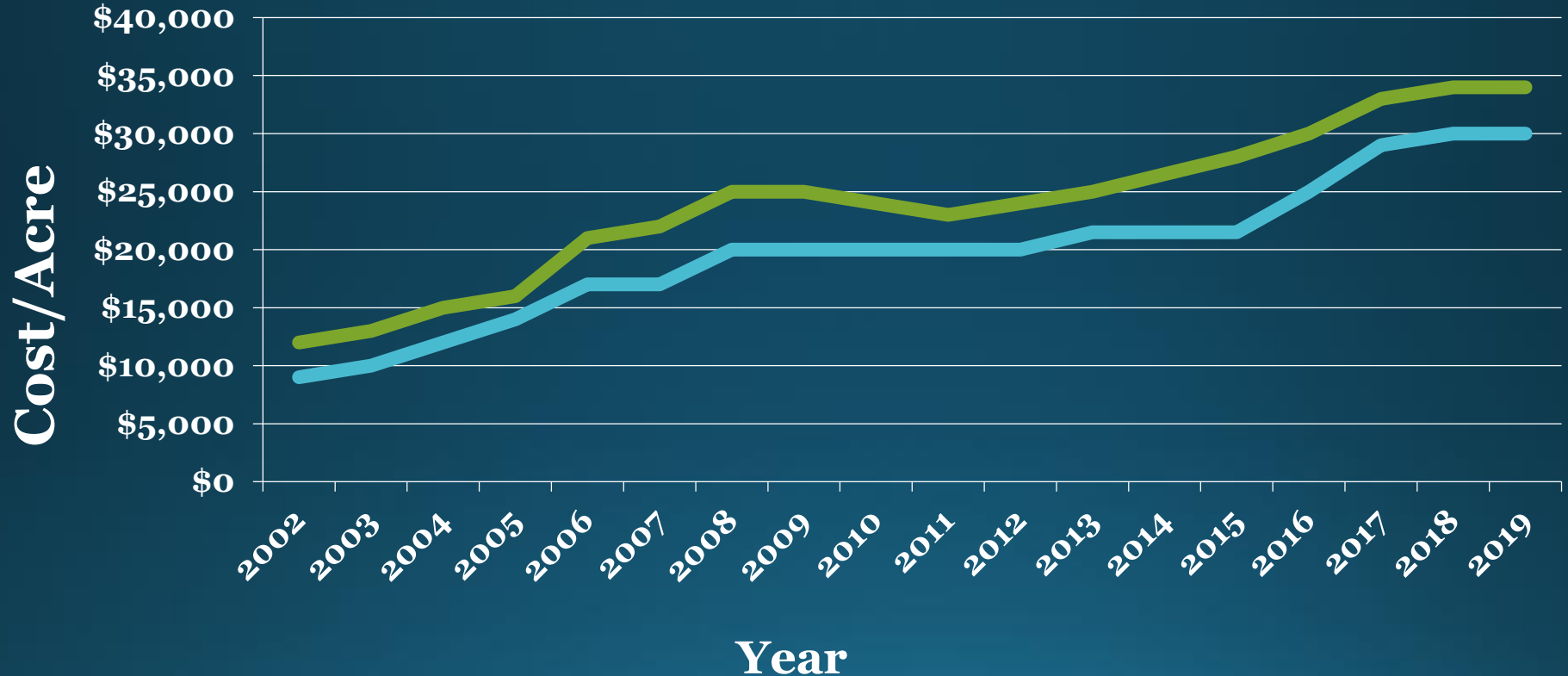
Upper Yuma Valley

Annual Cash Rents



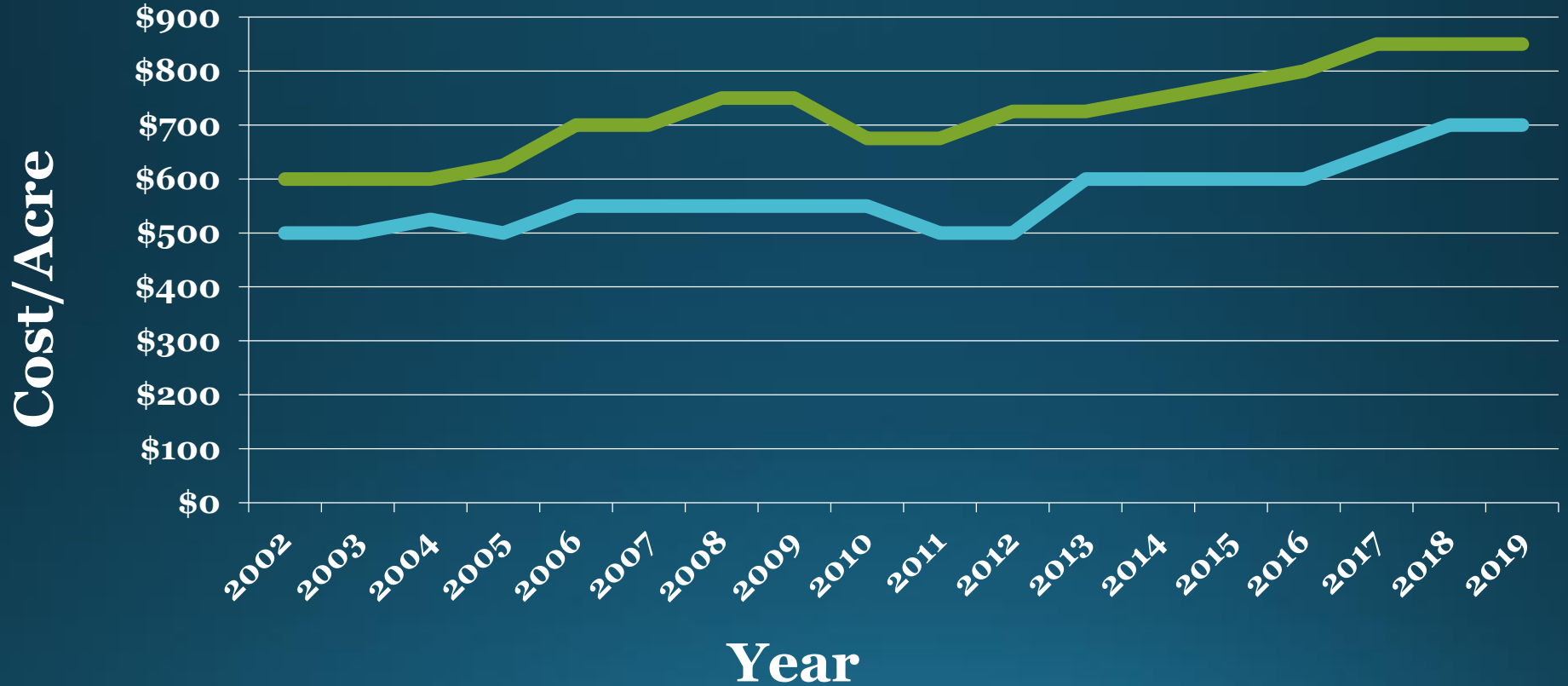
Lower Yuma Valley

Sale Price/Acre



Lower Yuma Valley

Annual Cash Rents



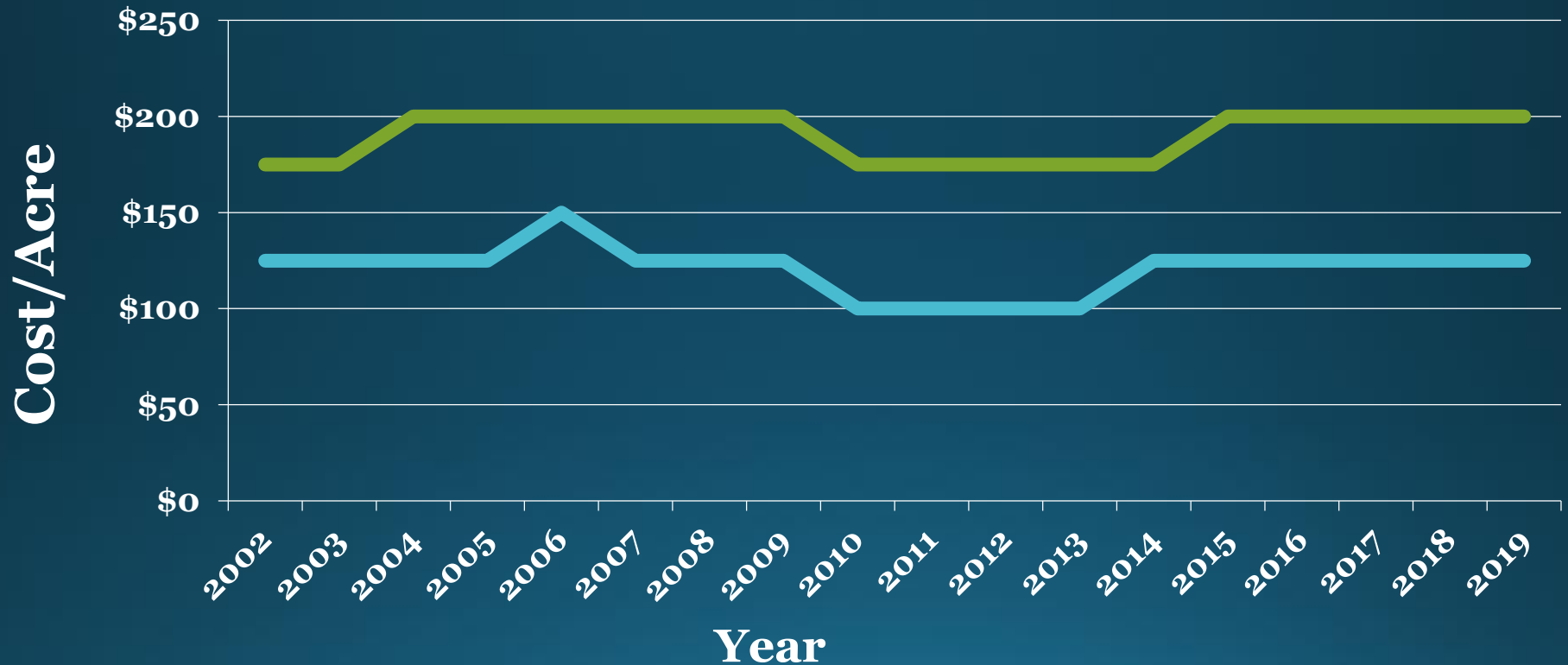
Yuma Mesa Districts

Sale Price/Acre



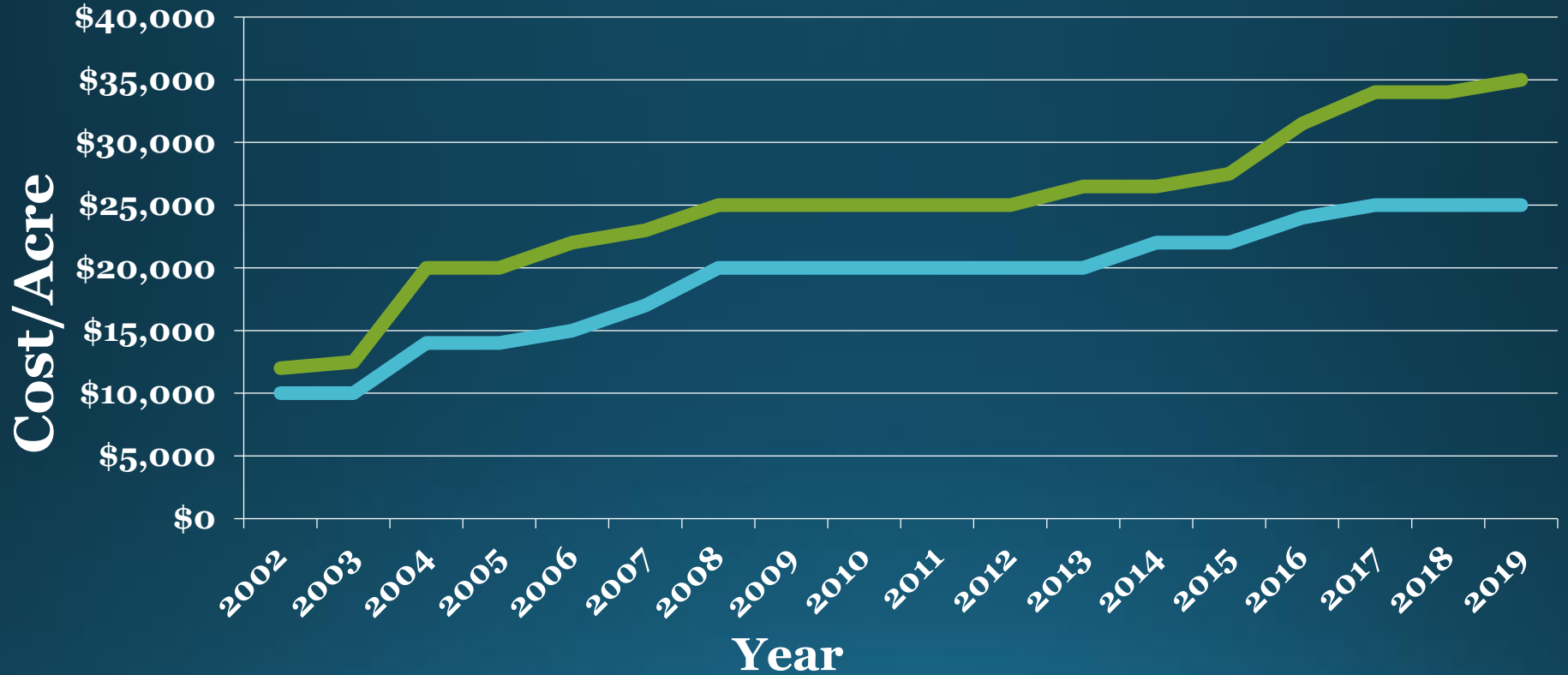
Yuma Mesa Districts

Annual Cash Rents



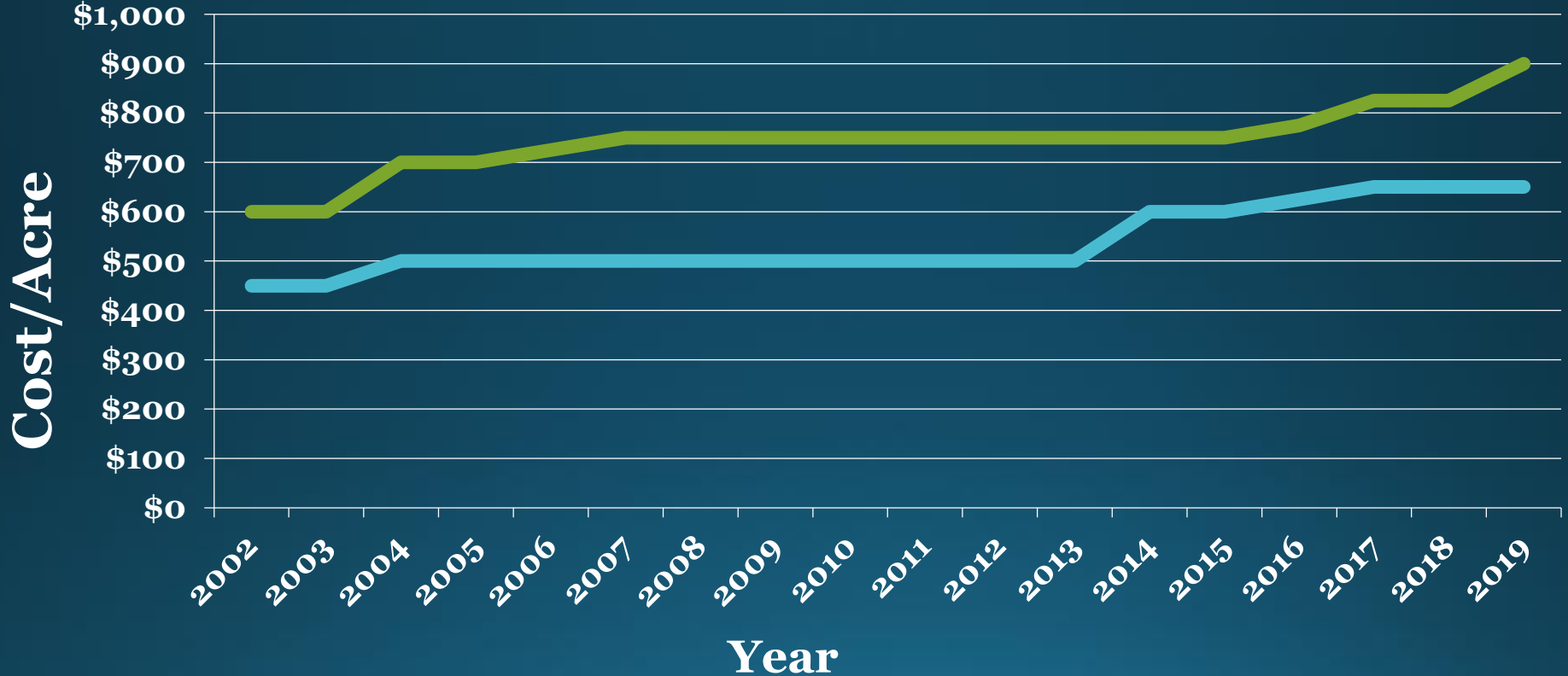
Wellton-Mohawk, Dome Valley

Sale Price/Acre



Wellton-Mohawk, Dome Valley

Annual Cash Rents



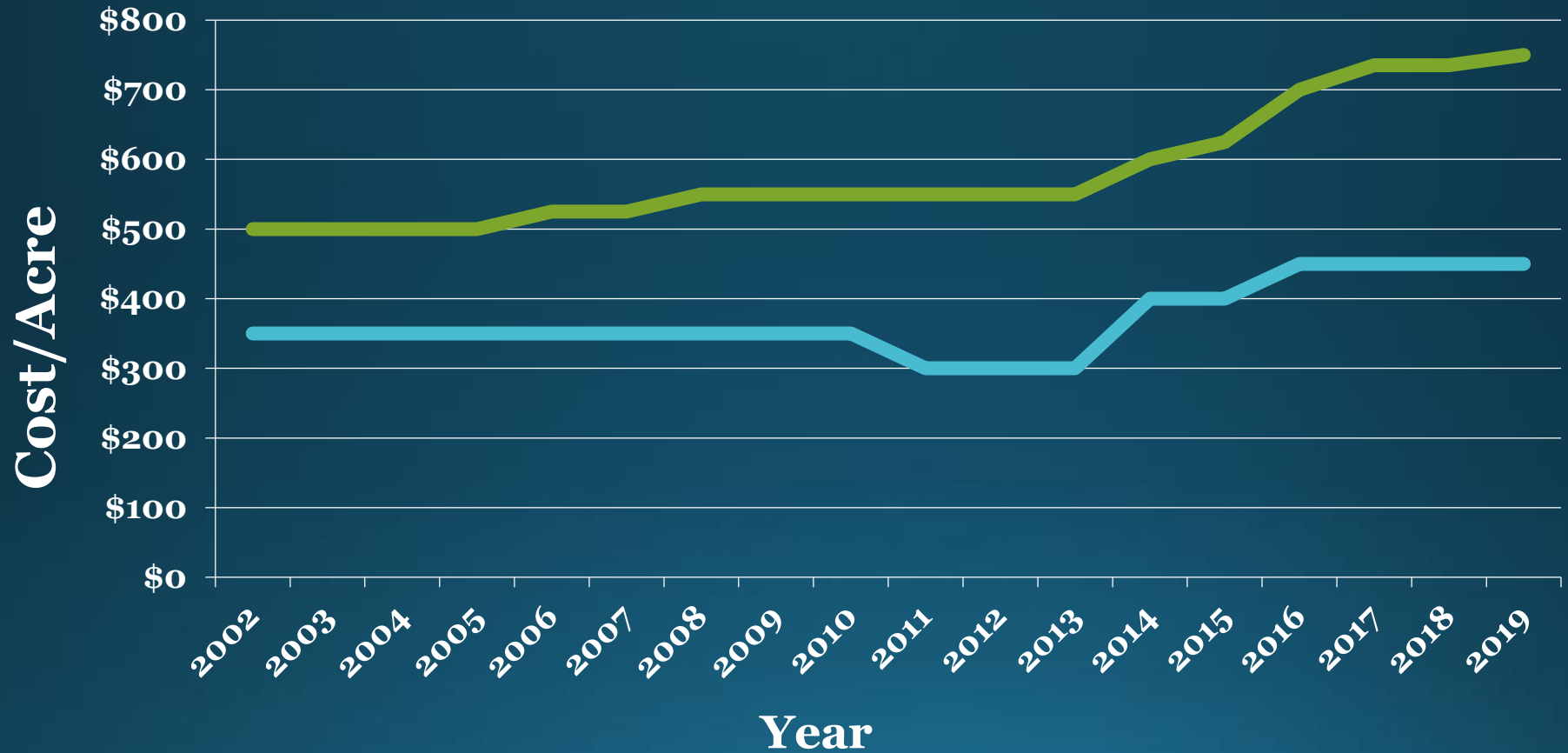
Wellton Area

Sale Price/Acre



Wellton Area

Annual Cash Rents



Roll Area

Sale Price/Acre

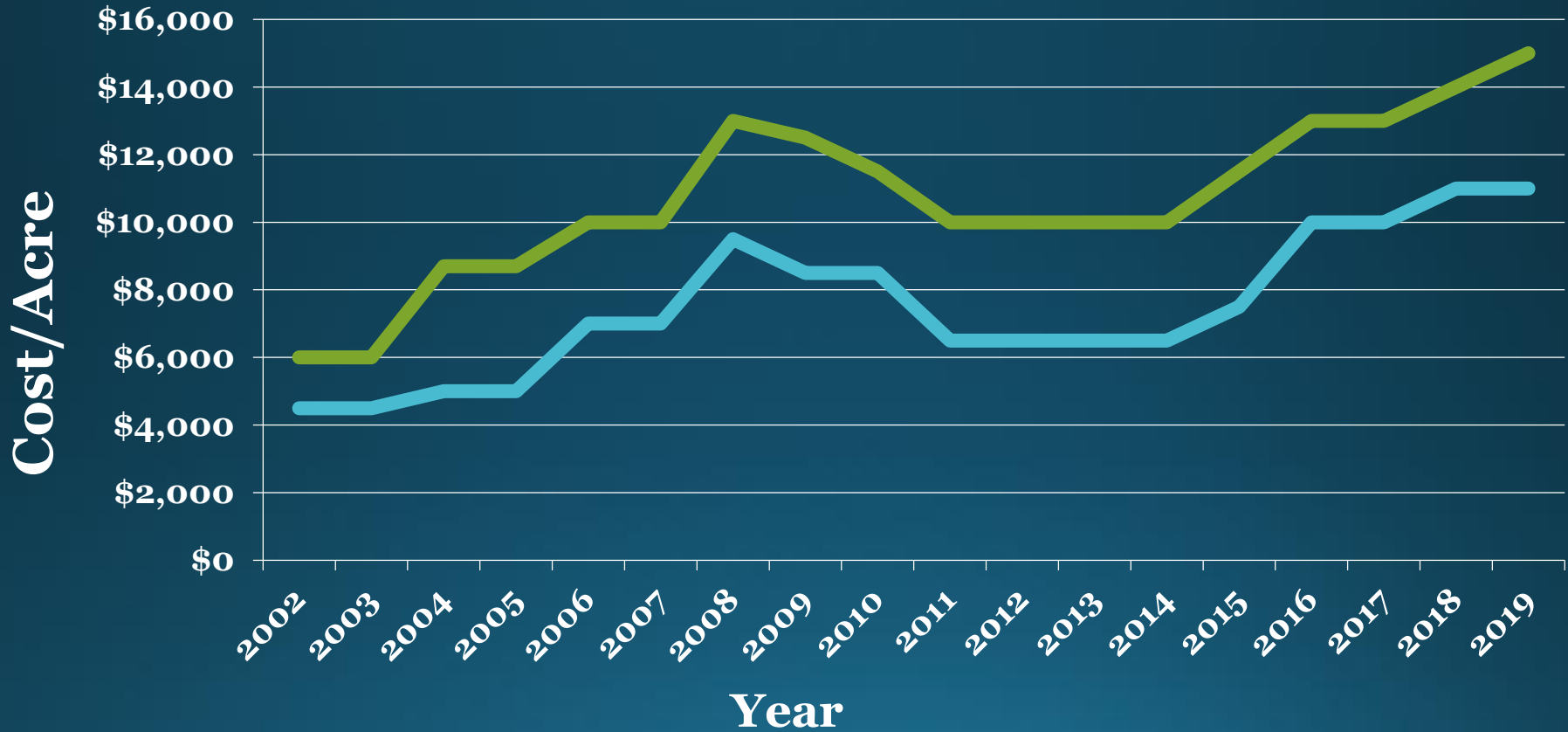


Annual Cash Rents

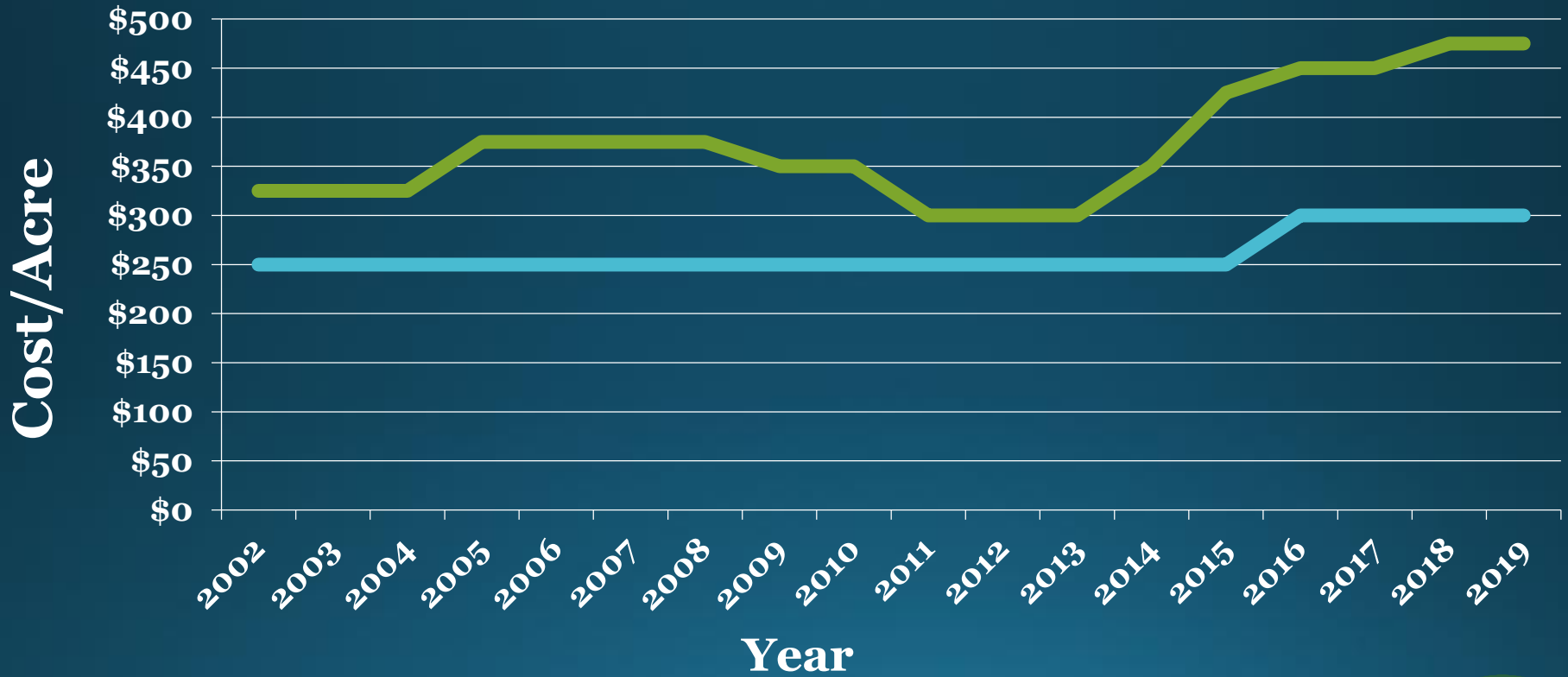


Texas Hill

Sale Price/Acre



Annual Cash Rents



Wellton Mesa

Sale Price/Acre



Annual Cash Rents

