

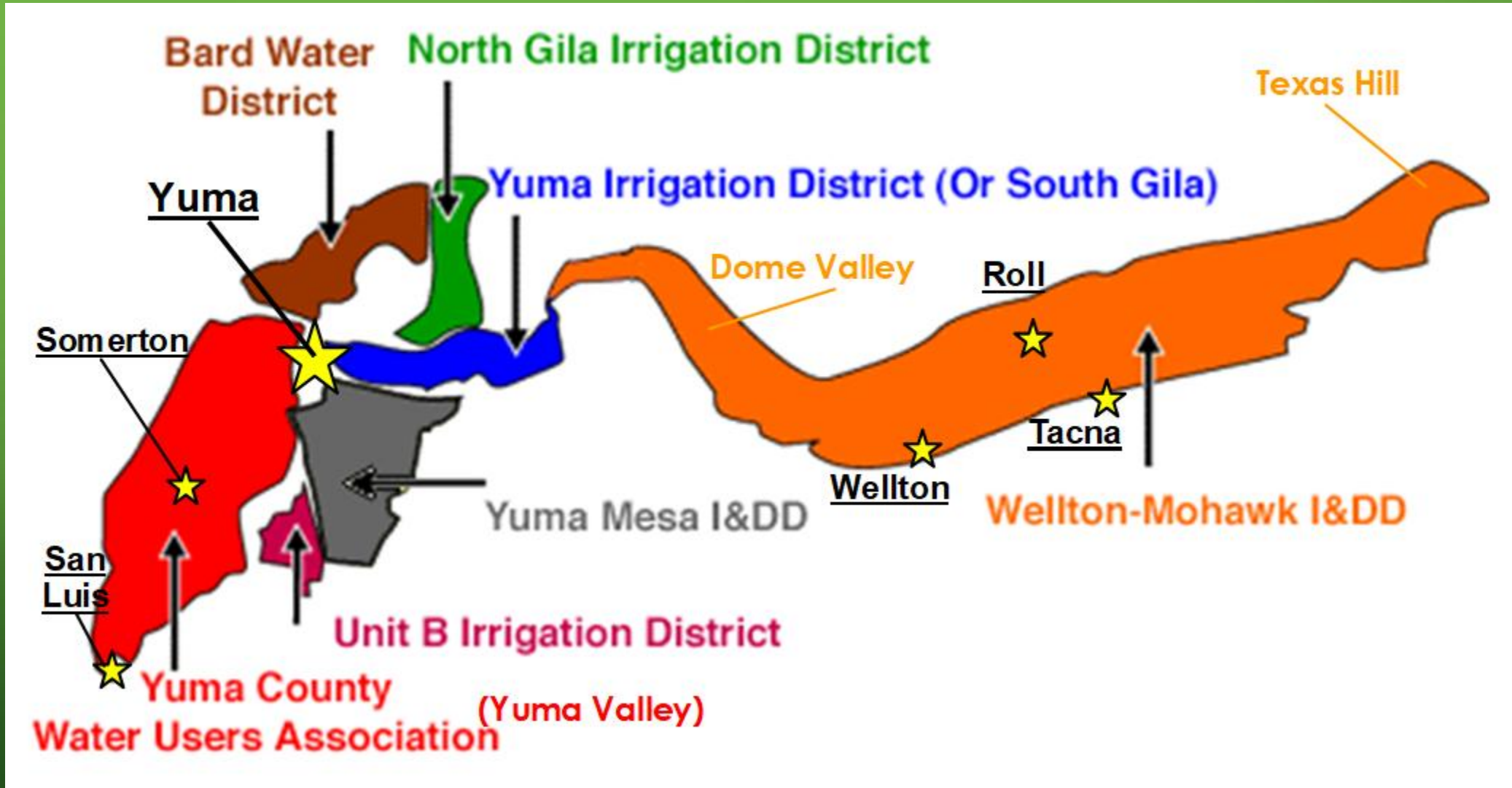
YUMA COUNTY MARKET TRENDS

BILL MOODY

ROBERT J. MOODY APPRAISERS



YUMA AREA IRRIGATION DISTRICTS



YUMA COUNTY IRRIGATION

Irrigation District	Irrigable Acres	2020 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$107 – includes first 5 AF & IID fee
Bard Valley (BWD)	15,000	\$134 – includes first 5 AF & construction repayment
Unit 'B'	3,300	\$174.68 – includes first 10 AF
<i>Gila Project</i>		
North Gila Valley	6,000	\$75 – includes first 5 AF
South Gila Valley (YID)	12,000	\$76 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$102 – includes first 4 AF
Yuma Mesa	19,200	\$85 – includes first 9 AF
Total Acreage	165,500	



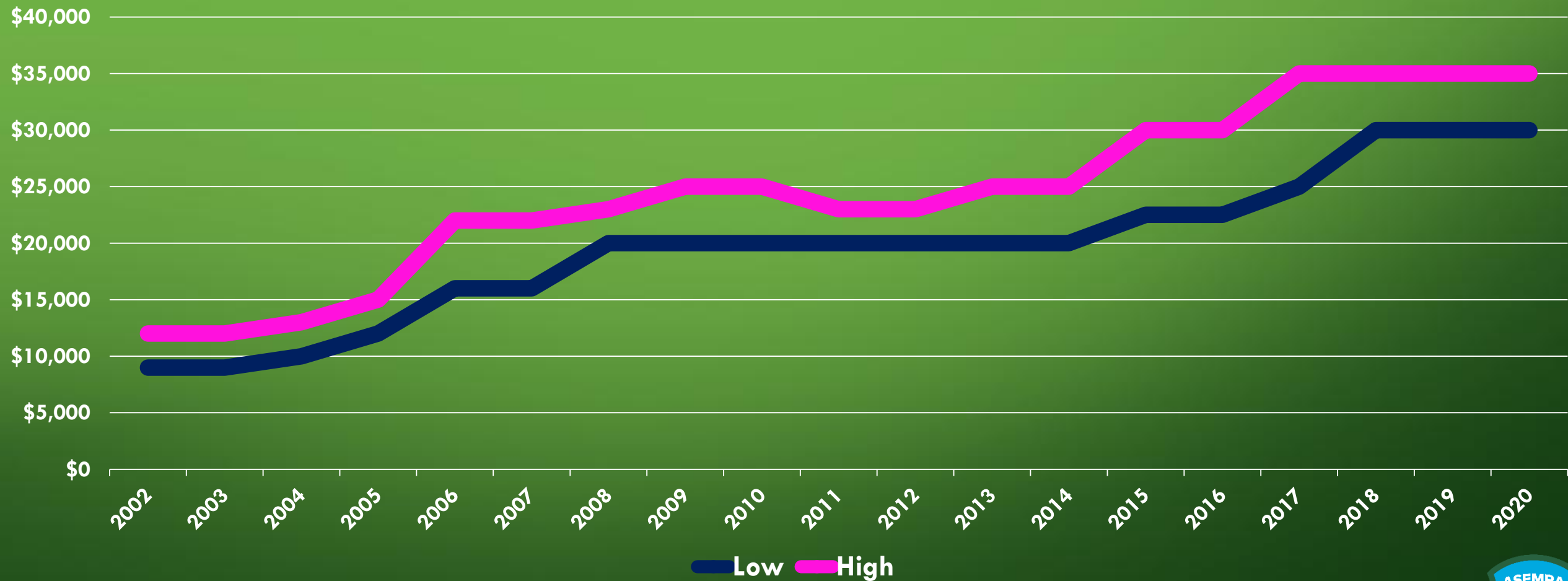
IRRIGATED FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$35,000 - \$40,500	Active / Upward	\$825 - \$1,000	Active / Upward
Lower Yuma Valley	\$32,500 - \$35,000	Active / Stable	\$700 - \$900	Active / Stable
North & South Gila Valleys	\$35,000 - \$40,500	Active / Upward	\$825 - \$1,000	Active / Upward
Yuma Mesa Districts	\$16,000 - \$20,000	Limited / Stable	\$125 - \$200	Limited / Stable
Wellton-Mohawk ID				
Dome Valley	\$25,000 - \$35,000	Limited / Stable	\$650 - \$900	Active / Stable
Wellton Area	\$15,500 - \$27,000	Limited / Stable	\$450 - \$750	Active / Stable
Roll Area	\$14,000 - \$19,000	Limited / Stable	\$350 - \$675	Active / Upward
Texas Hill	\$11,000 - \$16,000	Limited / Stable	\$350 - \$600	Active / Upward
Wellton Mesa	\$9,000 - \$11,500	Limited / Stable	\$200 - \$250	Limited / Stable
Bard Valley, CA				
Irrigated Farmland	\$30,000 - \$35,000	Active / Stable	\$750 - \$900	Active / Stable
Medjool Dates	\$50,000 - \$75,000	Limited / Lower	\$0.20 - \$0.40/lb.	Active / Lower



BARD VALLEY, CA – IRRIGATED FARMLAND

Sales Price/Acre



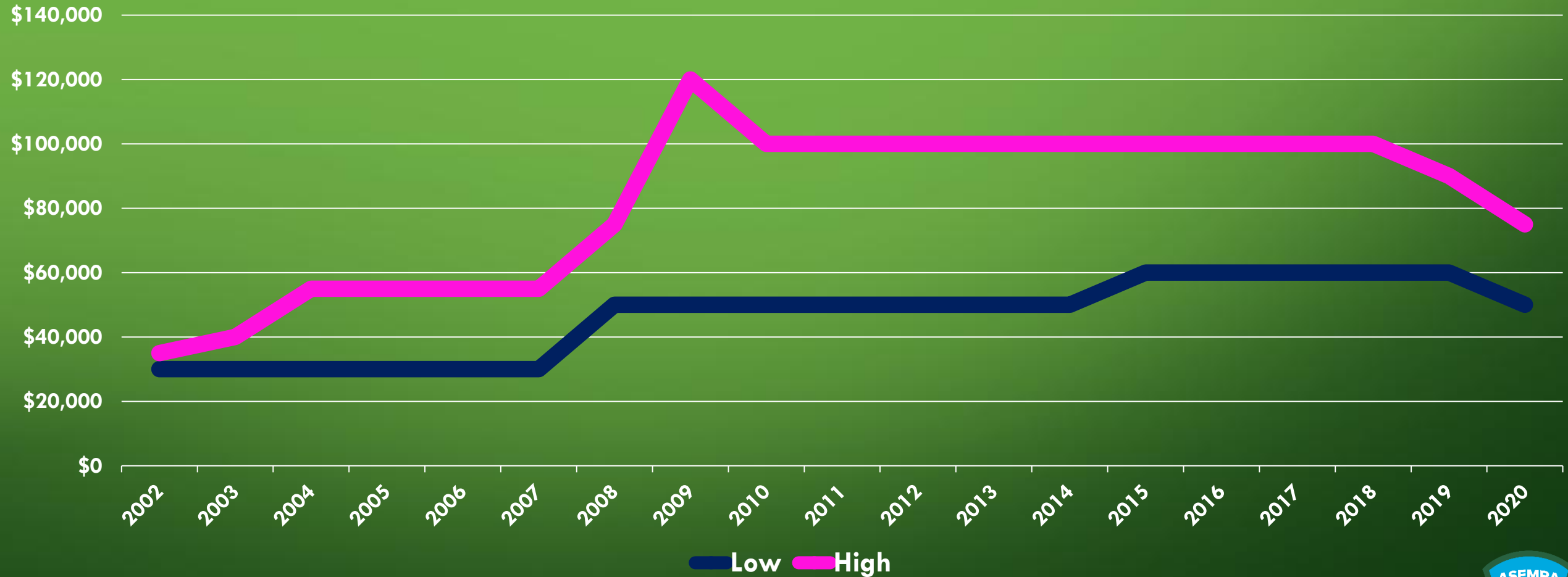
BARD VALLEY, CA – IRRIGATED FARMLAND

Cash Rent/Acre



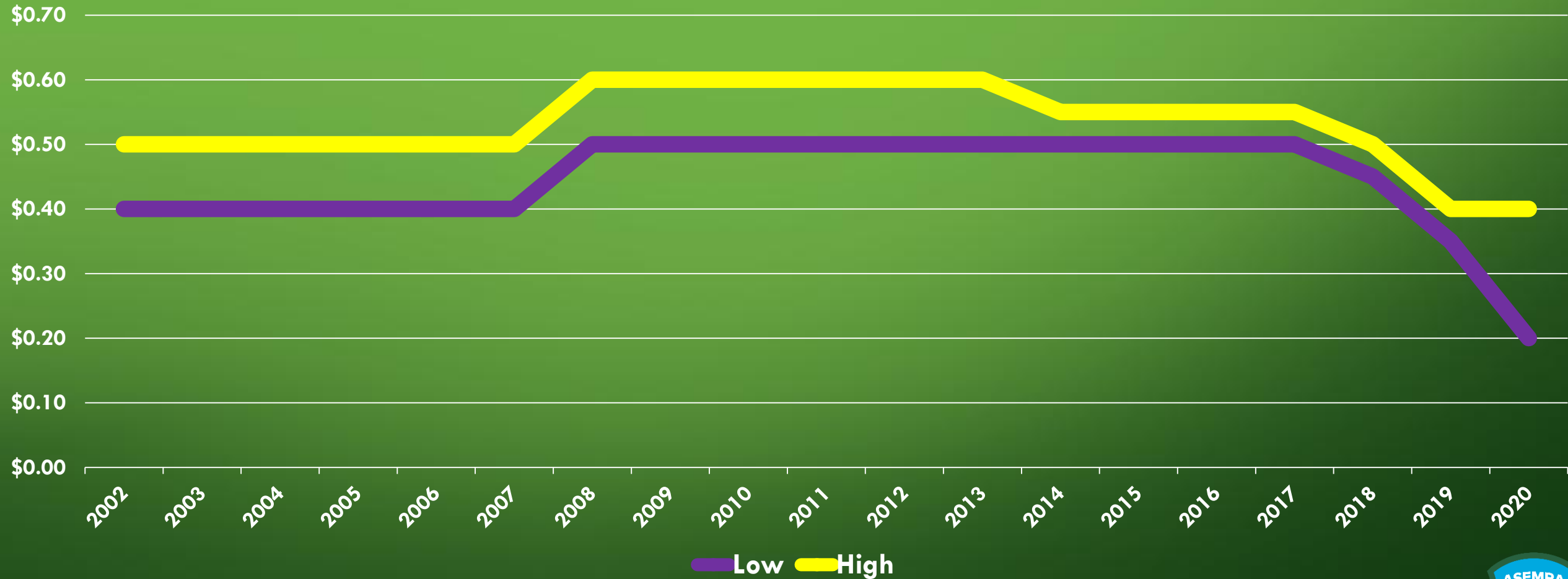
MEDJOOOL DATES

Sales Price/Acre



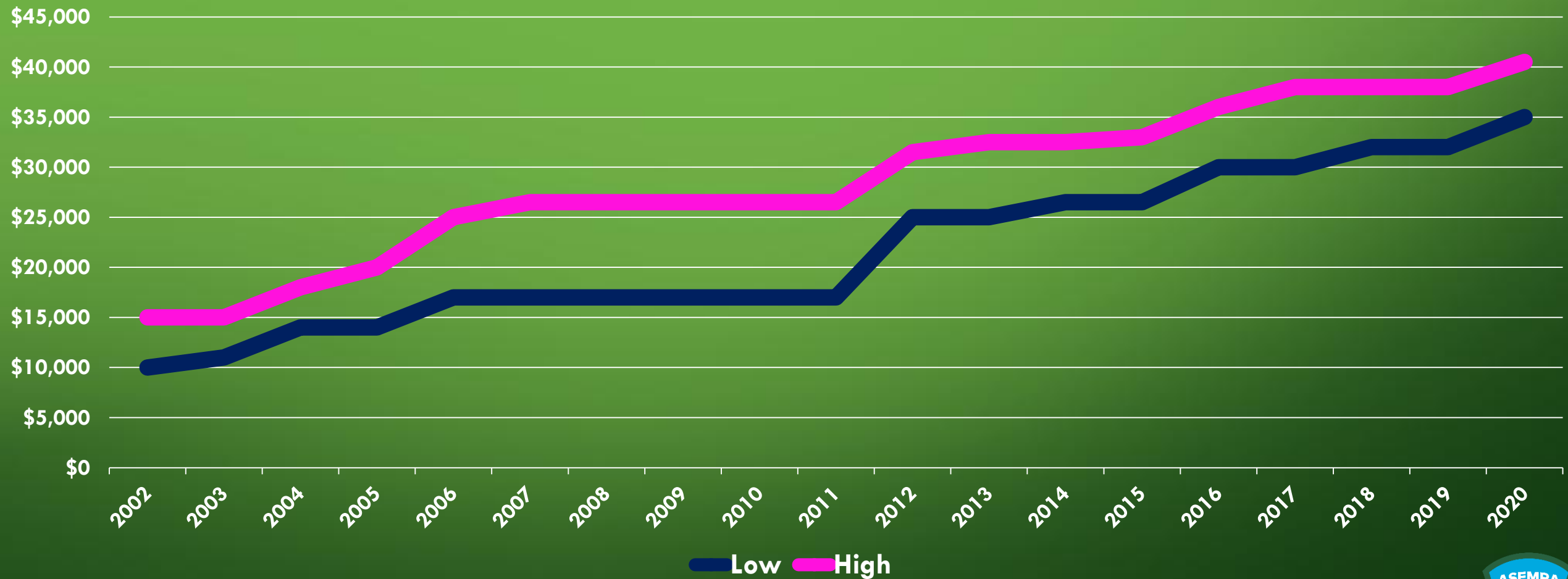
MEDJOOOL DATES

Cash Rent/Lb.



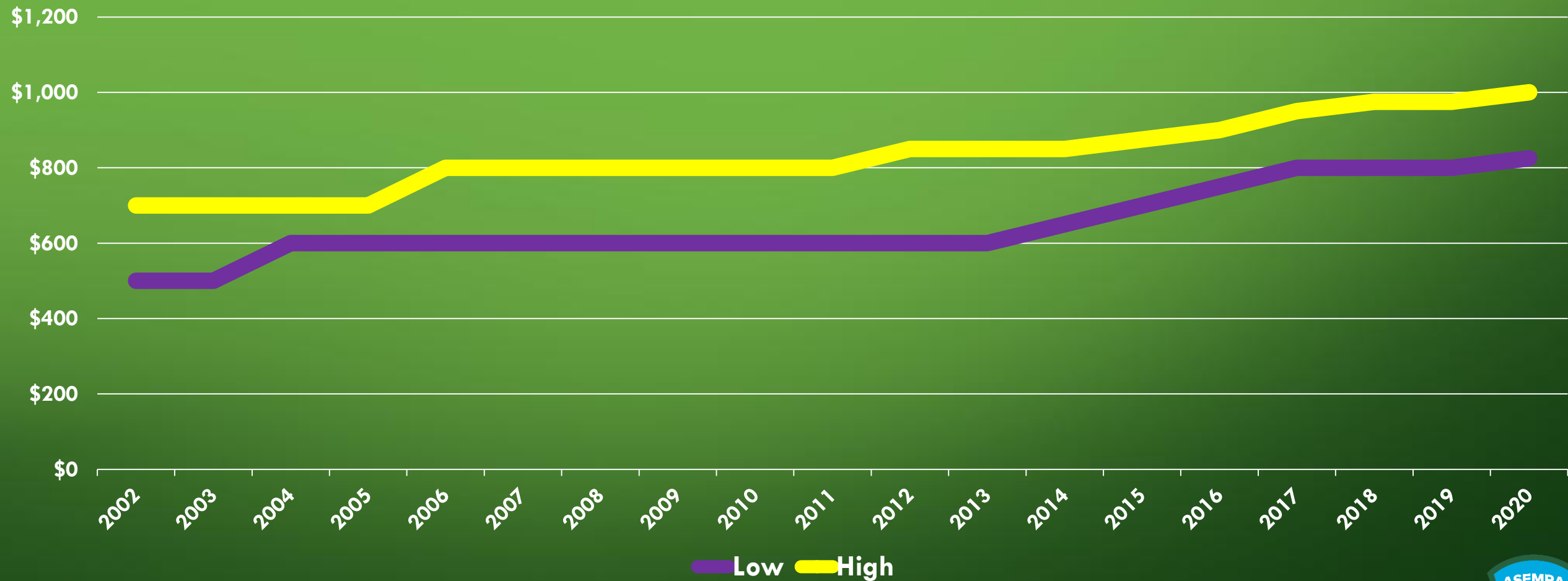
NORTH AND SOUTH GILA VALLEYS

Sales Price/Acre



NORTH AND SOUTH GILA VALLEYS

Cash Rent/Acre



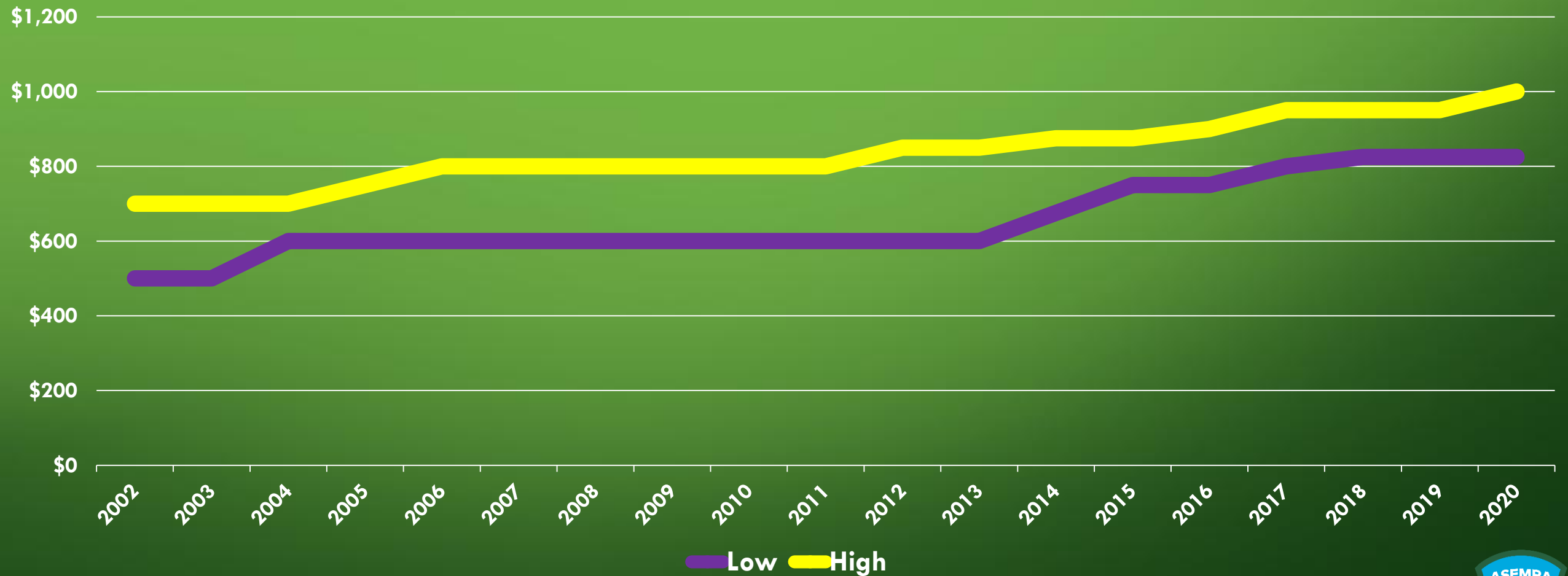
UPPER YUMA VALLEY

Sales Price/Acre



UPPER YUMA VALLEY

Cash Rent/Acre



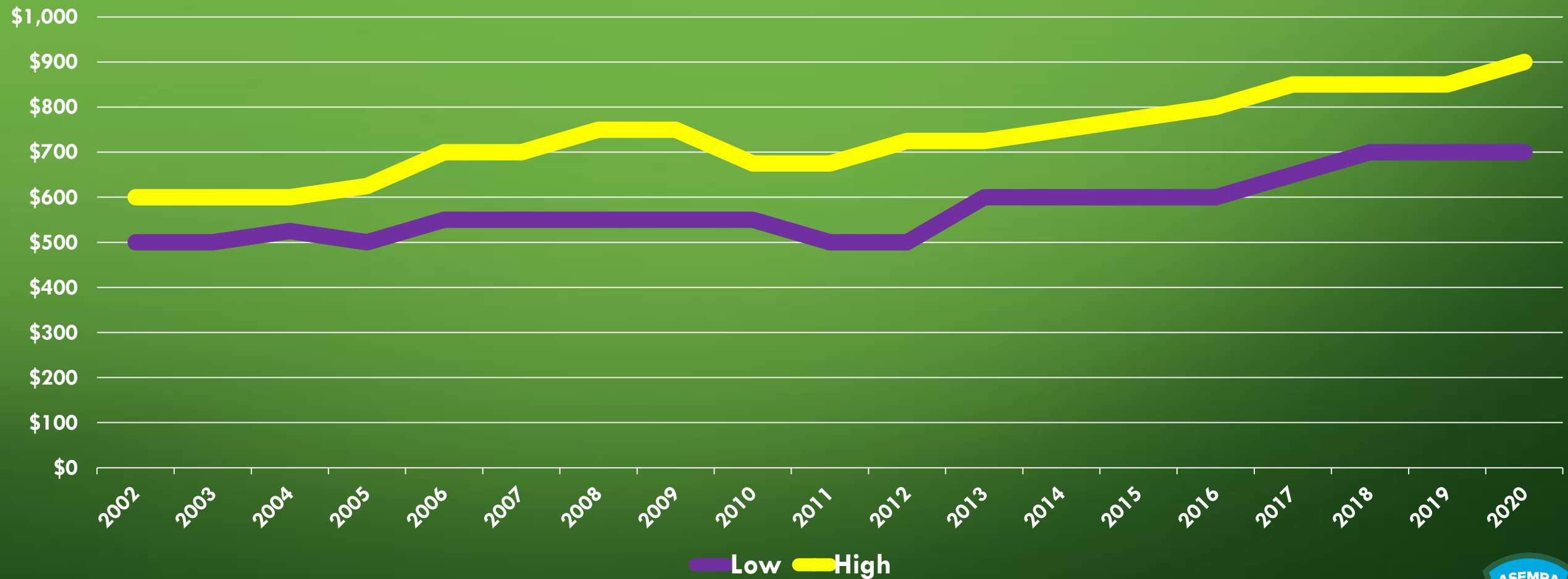
LOWER YUMA VALLEY

Sales Price/Acre



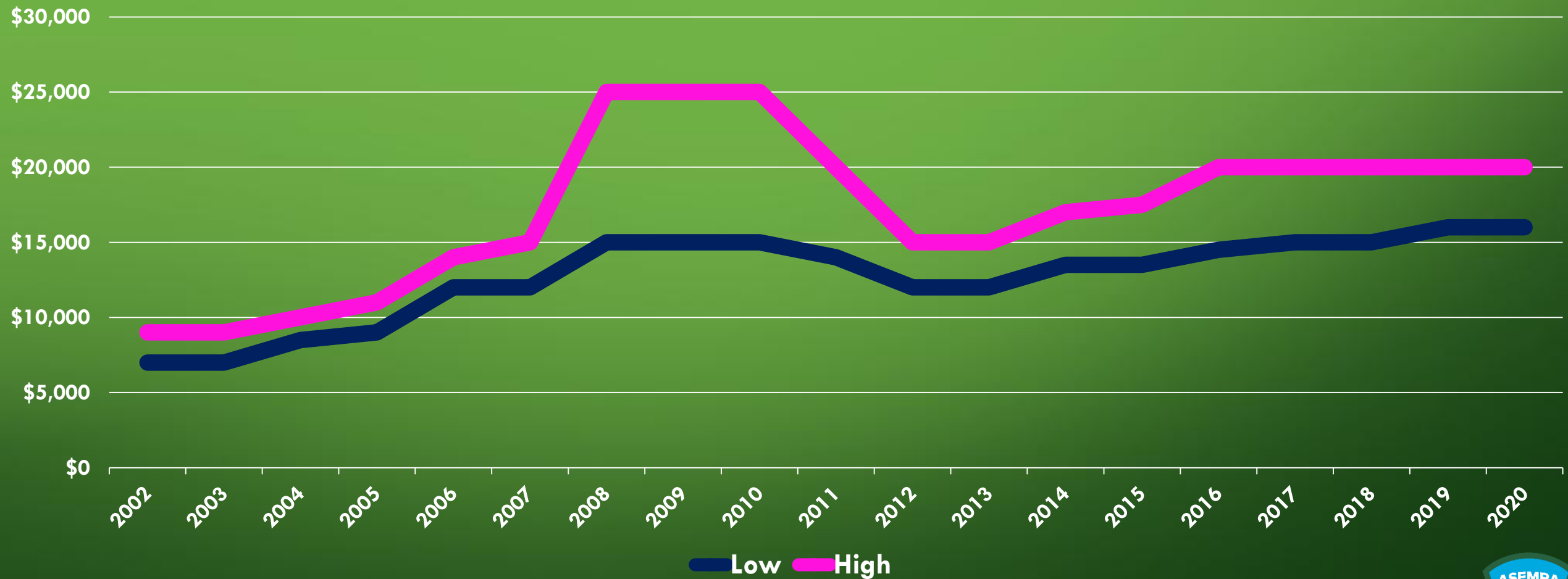
LOWER YUMA VALLEY

Cash Rent/Acre



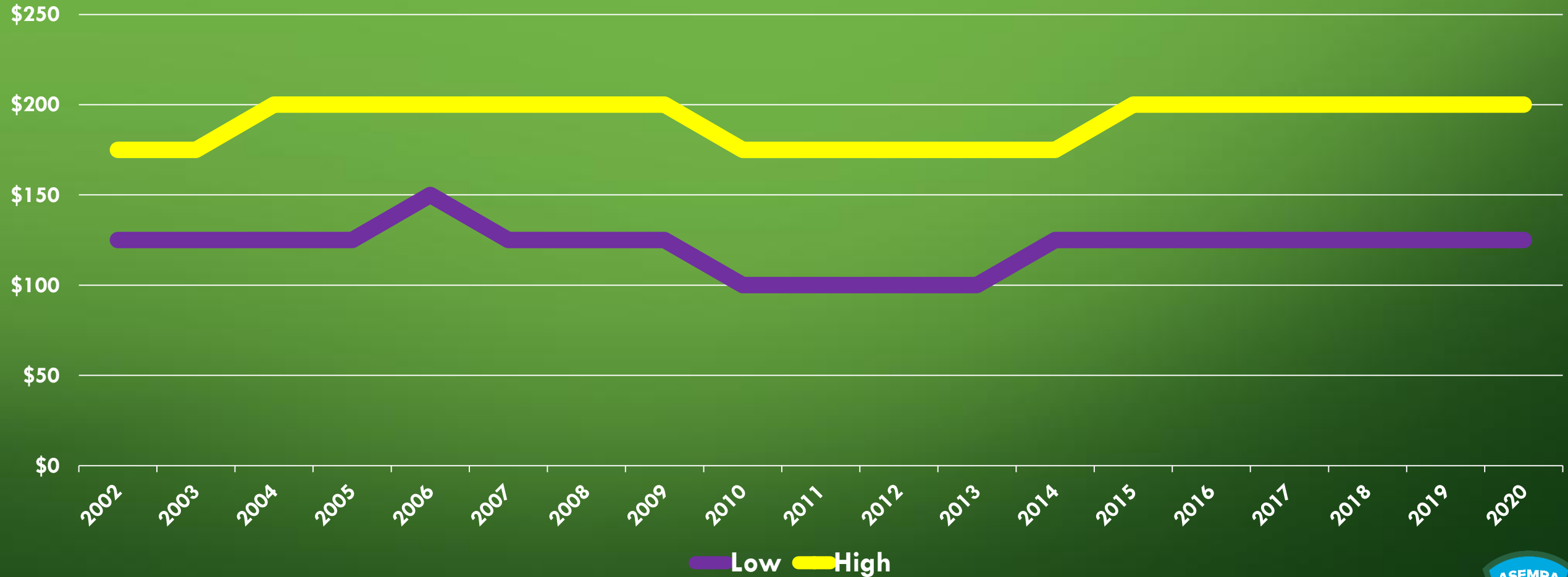
YUMA MESA DISTRICTS

Sales Price/Acre



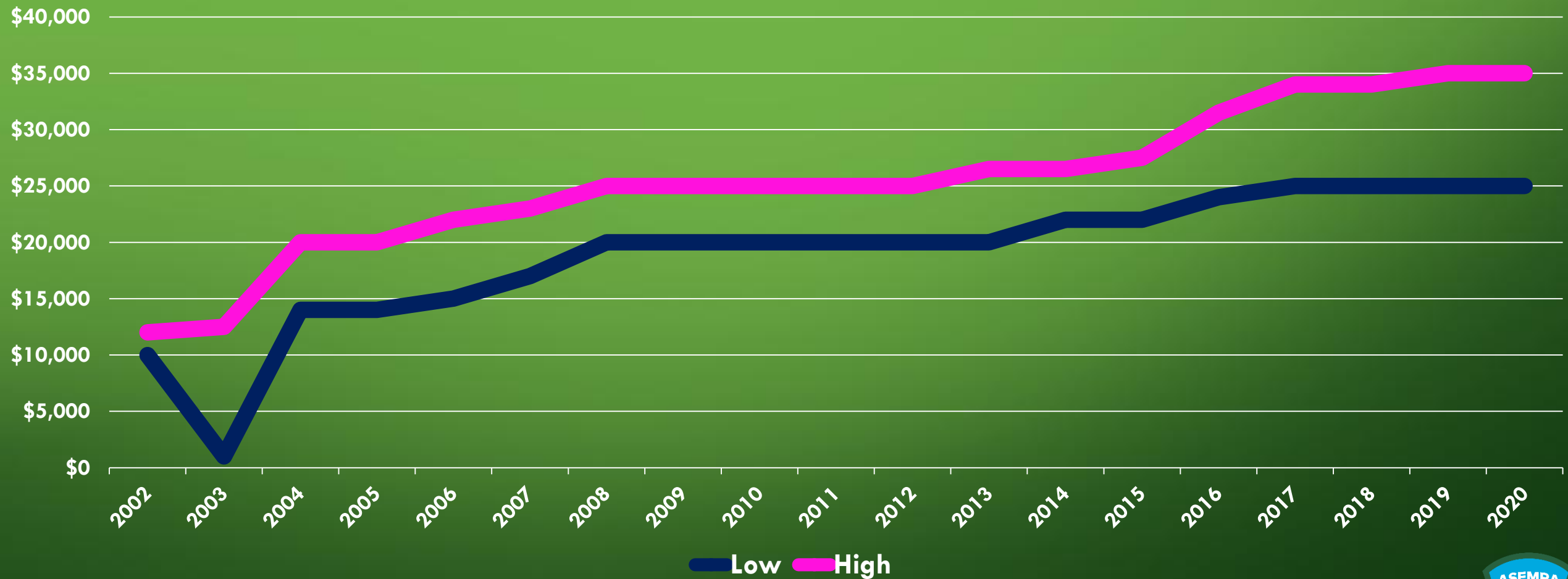
YUMA MESA DISTRICTS

Cash Rent/Acre



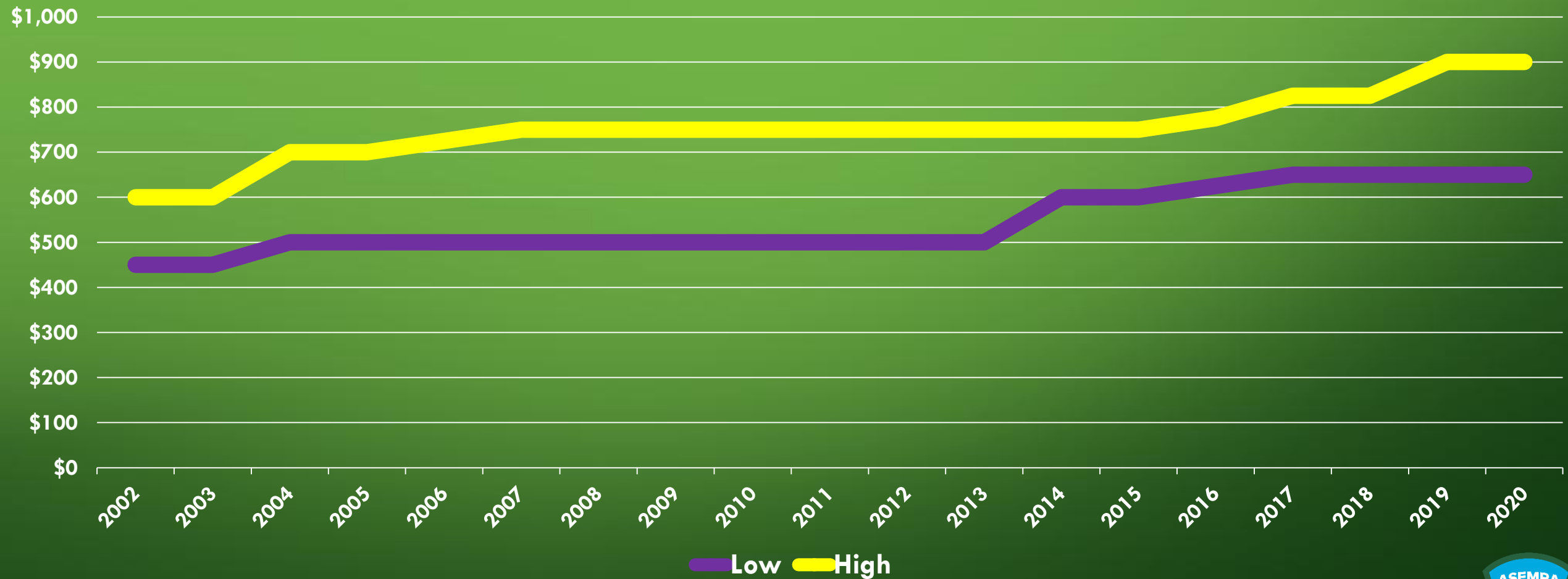
DOME VALLEY

Sales Price/Acre



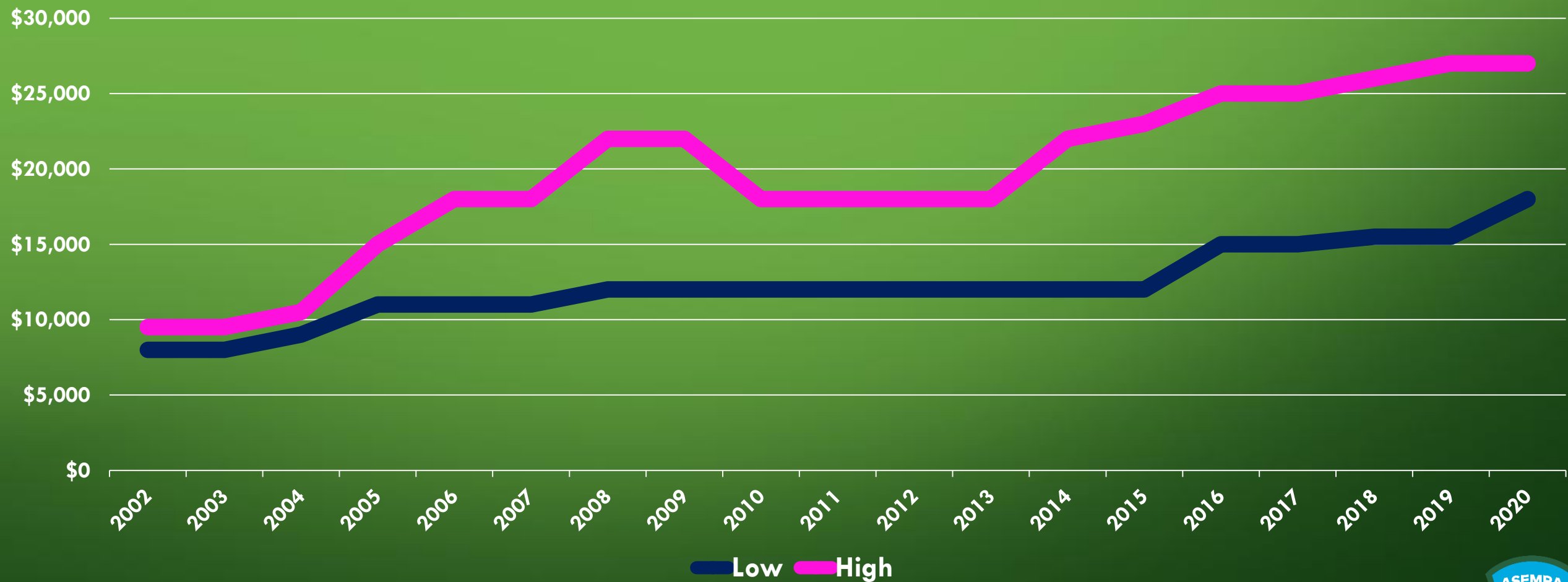
DOME VALLEY

Cash Rent/Acre



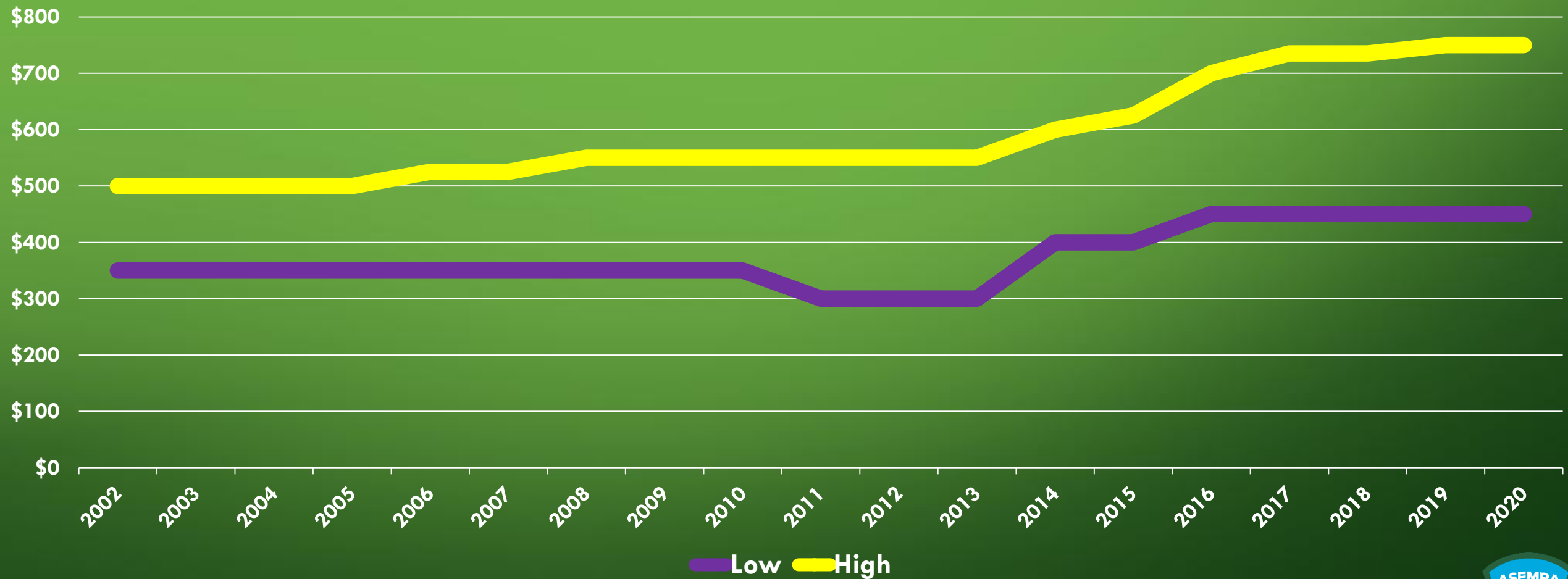
WELLTON AREA

Sales Price/Acre



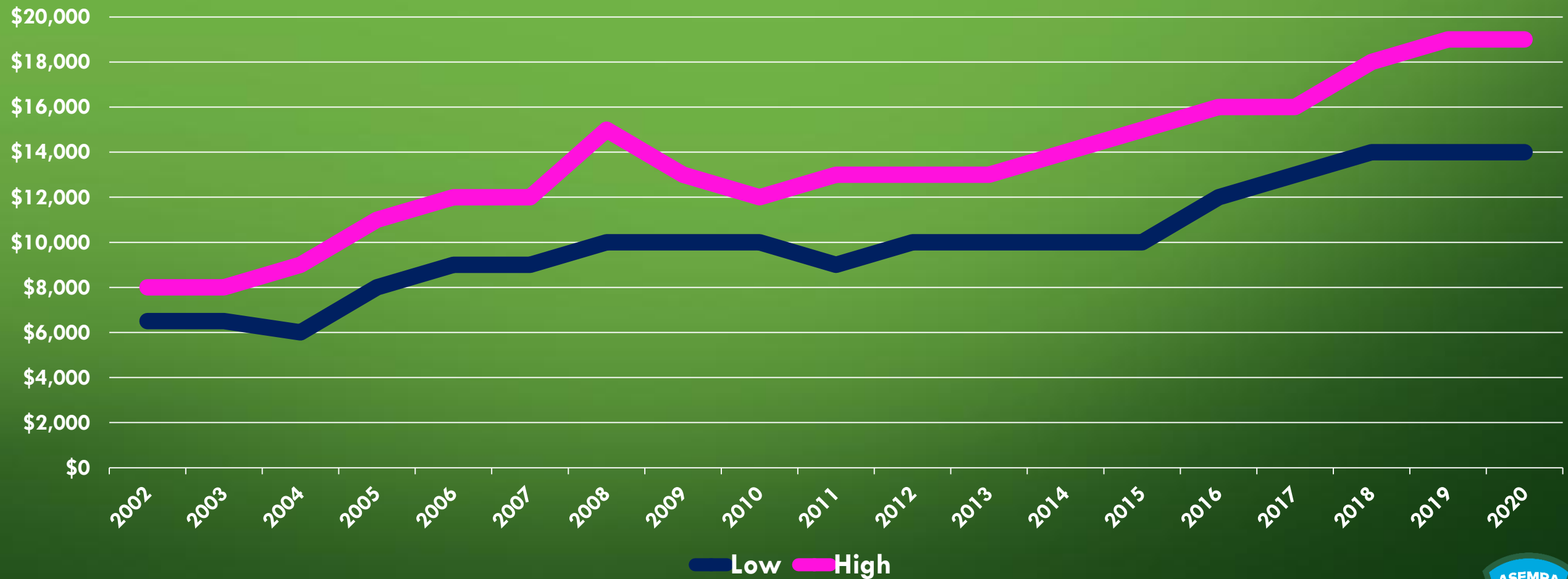
WELLTON AREA

Cash Rent/Acre



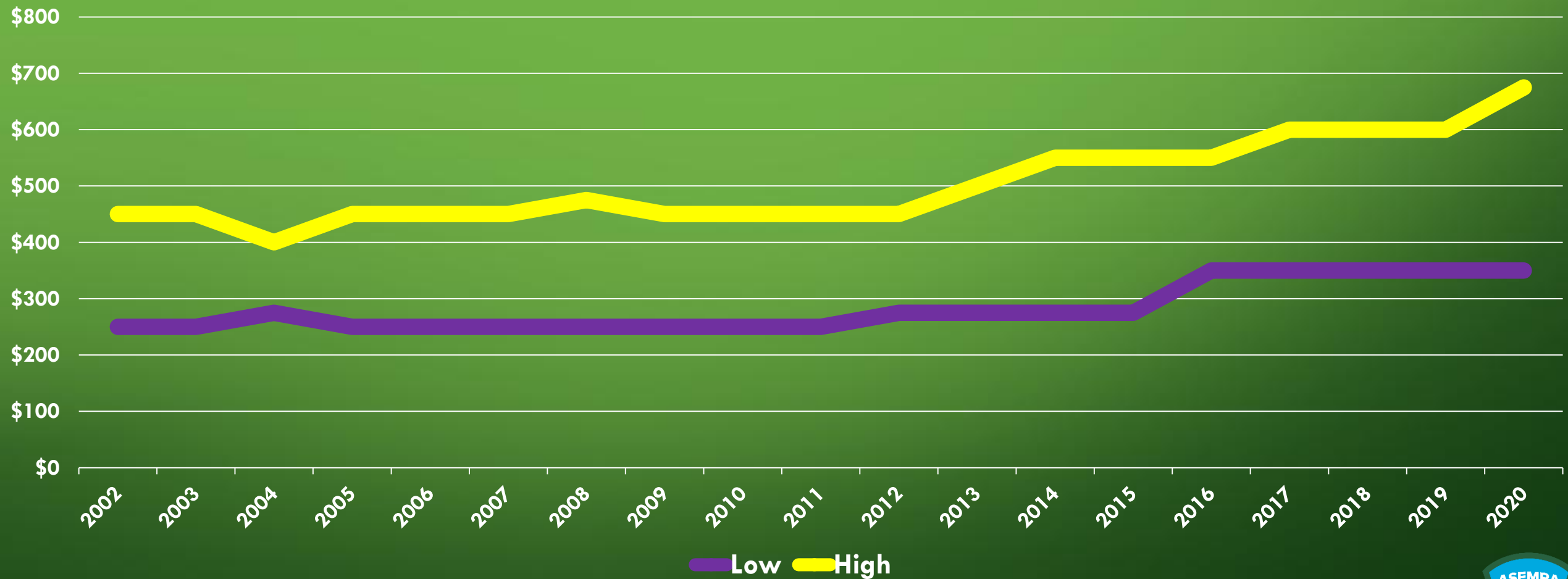
ROLL AREA

Sales Price/Acre



ROLL AREA

Cash Rent/Acre



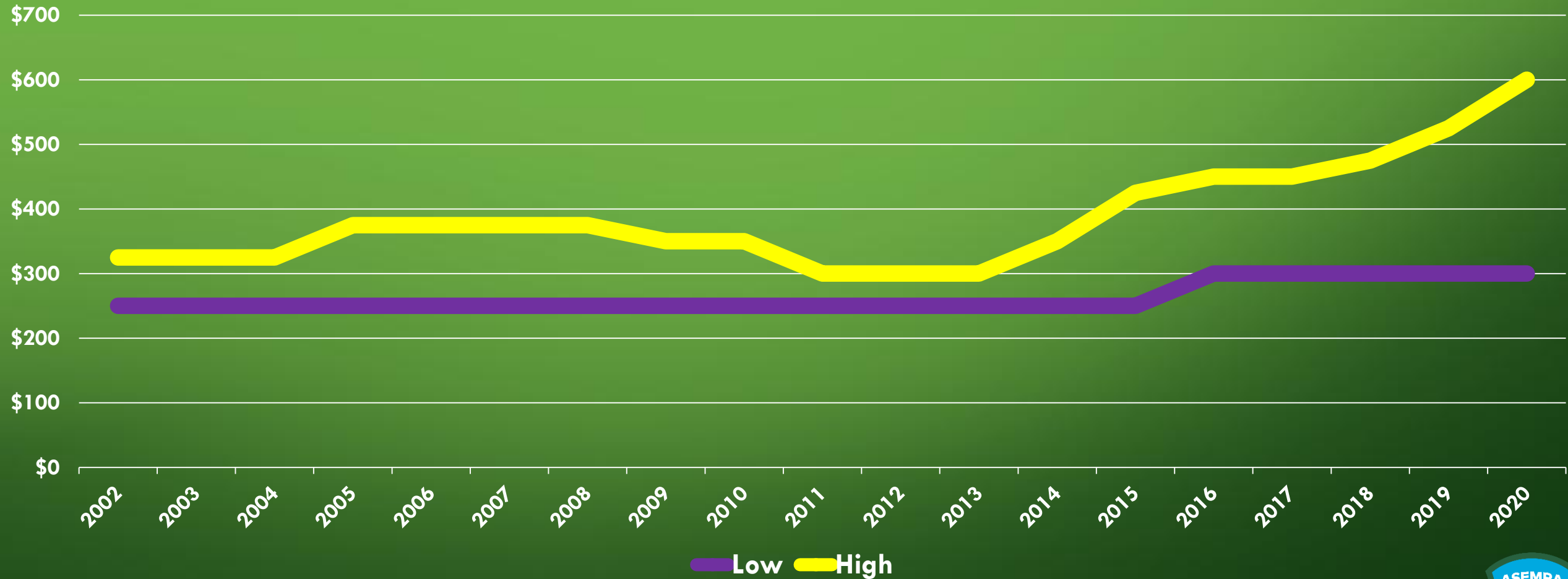
TEXAS HILL

Sales Price/Acre



TEXAS HILL

Cash Rent/Acre



WELLTON MESA

Sales Price/Acre



WELLTON MESA

Cash Rent/Acre

