

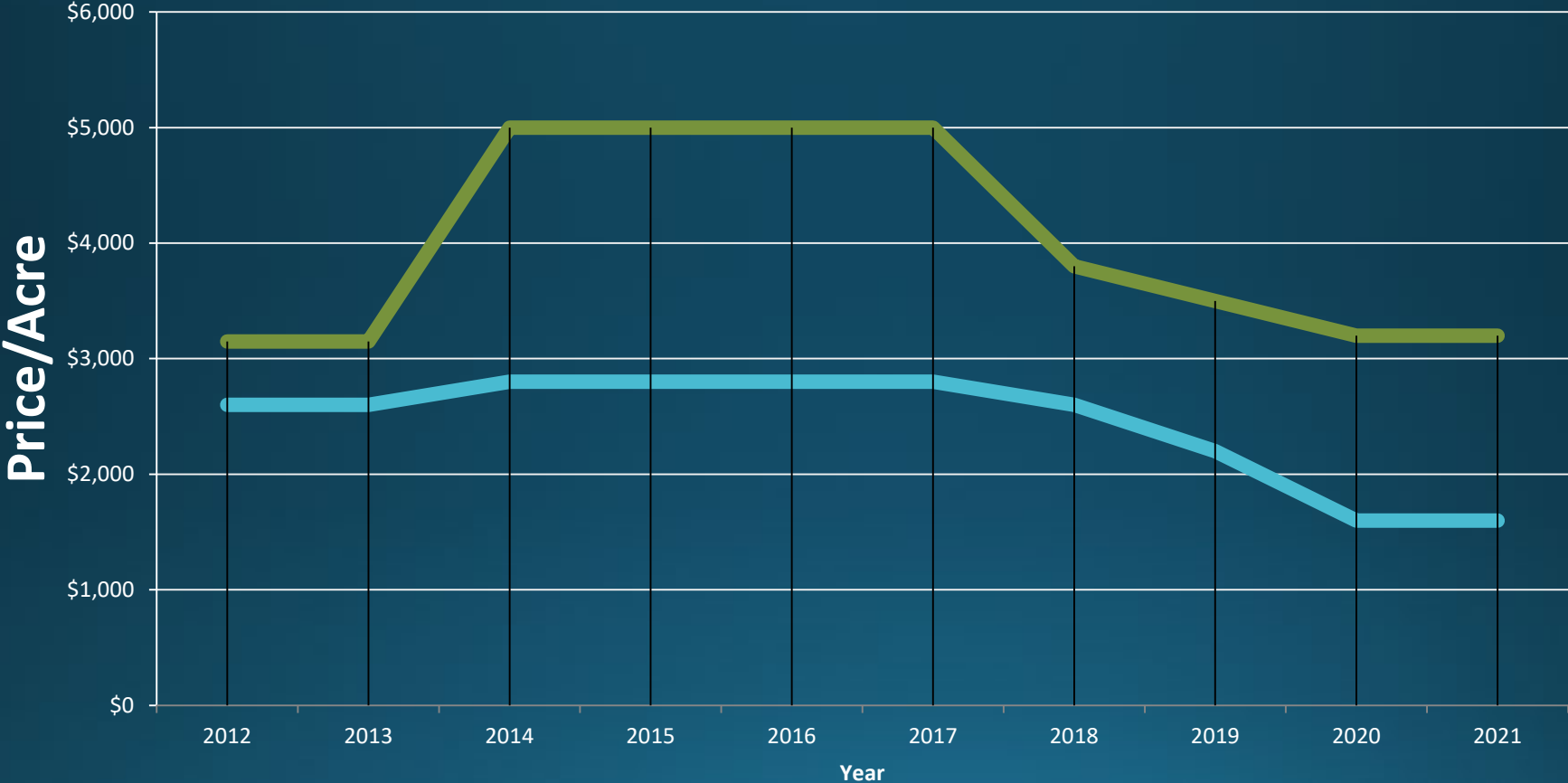
Southeast Arizona Market Trends

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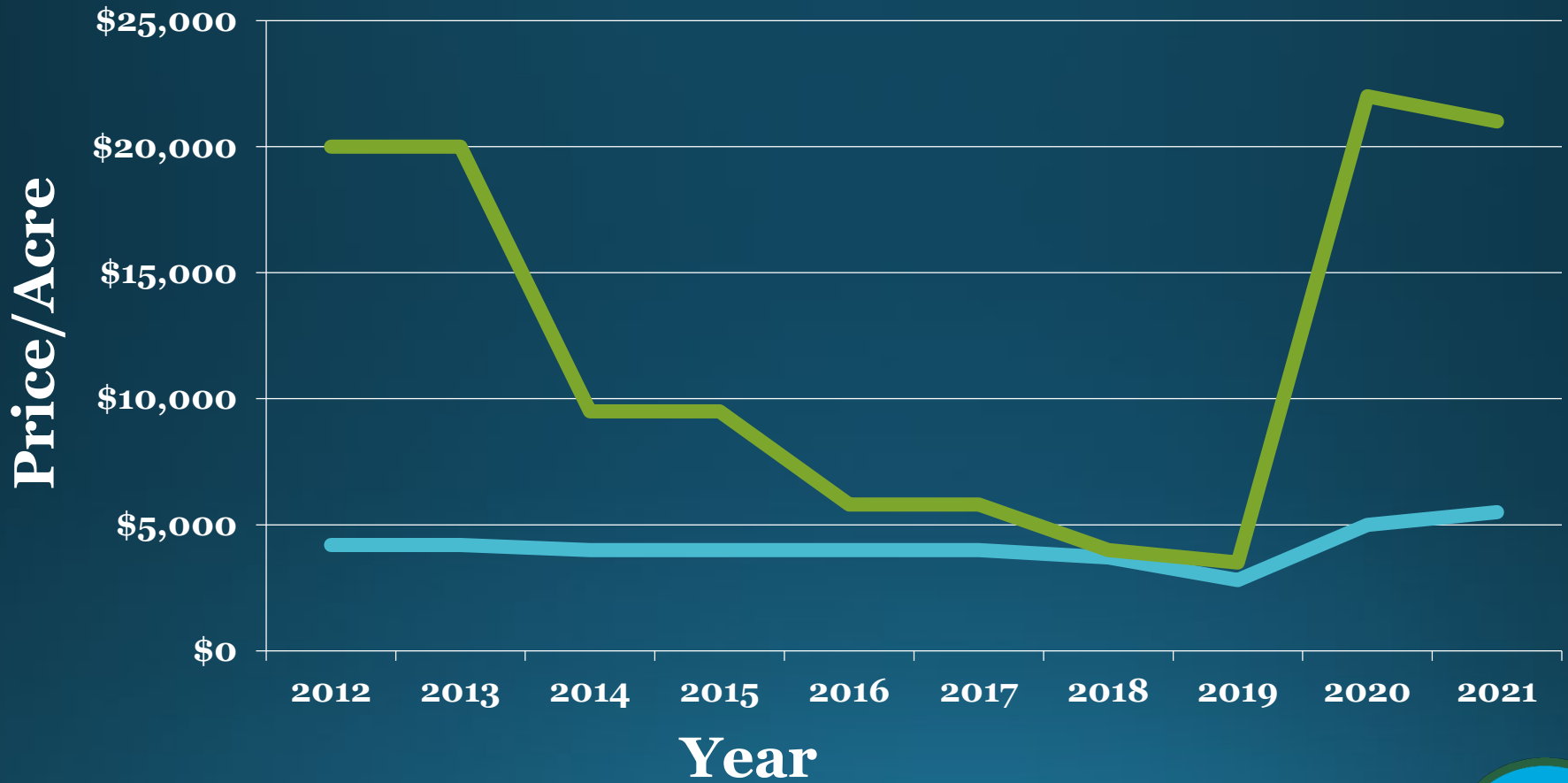
Graham County

Flood Prone Wet Acre Prices



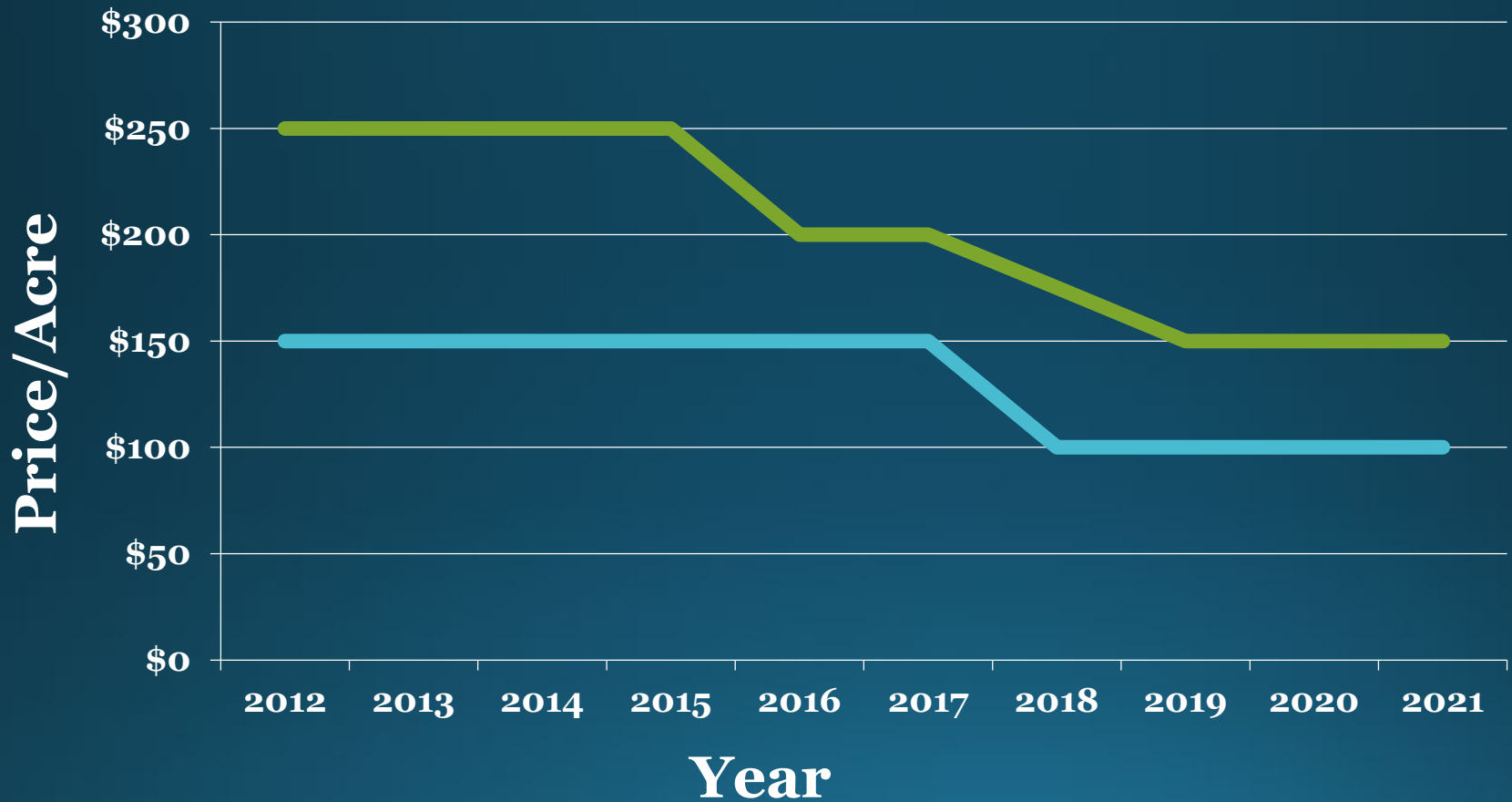
Graham County

Non-Flood Prone Wet Acre Prices



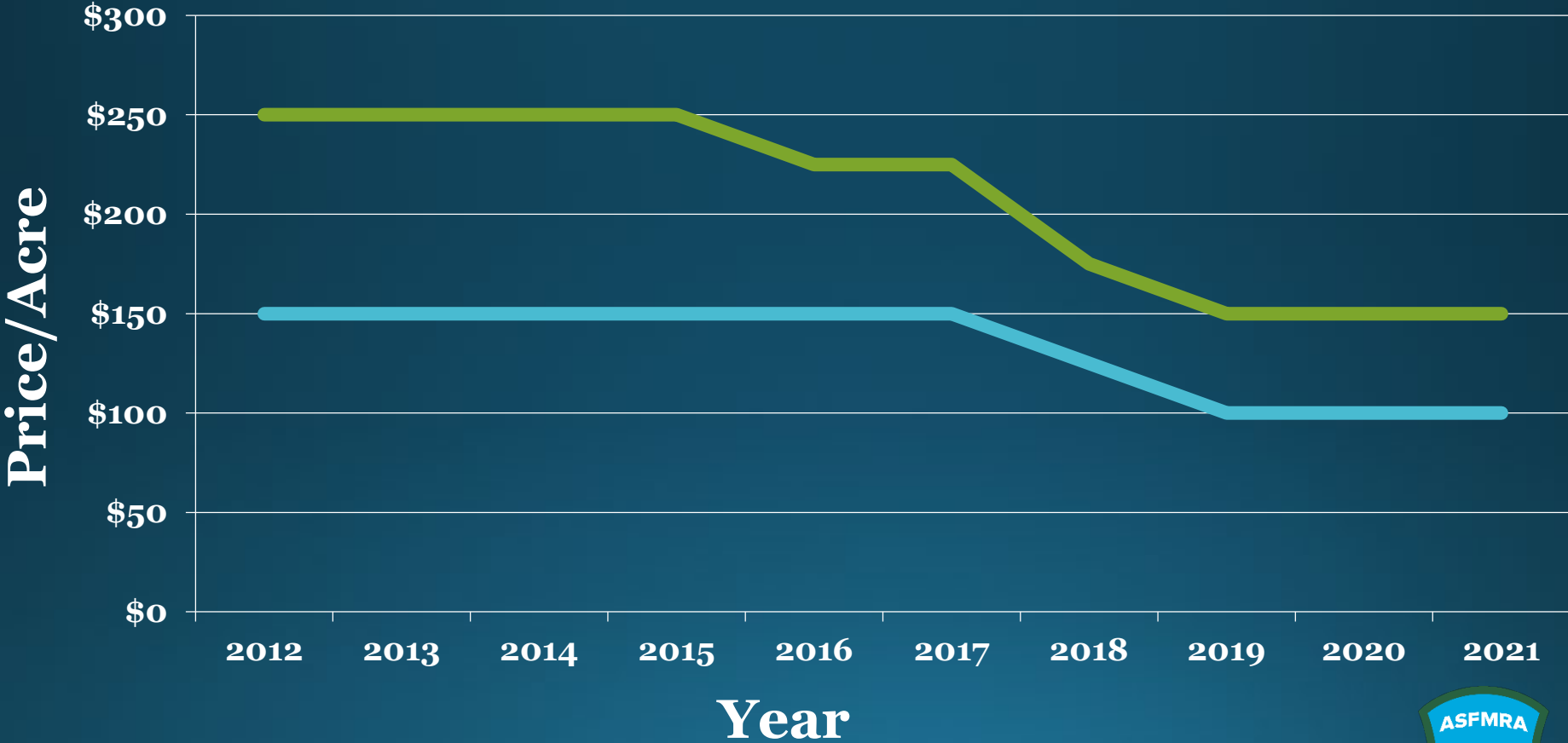
Graham County

Flood Prone Wet Acre Rents



Graham County

Non-Flood Prone Wet Acre Rents

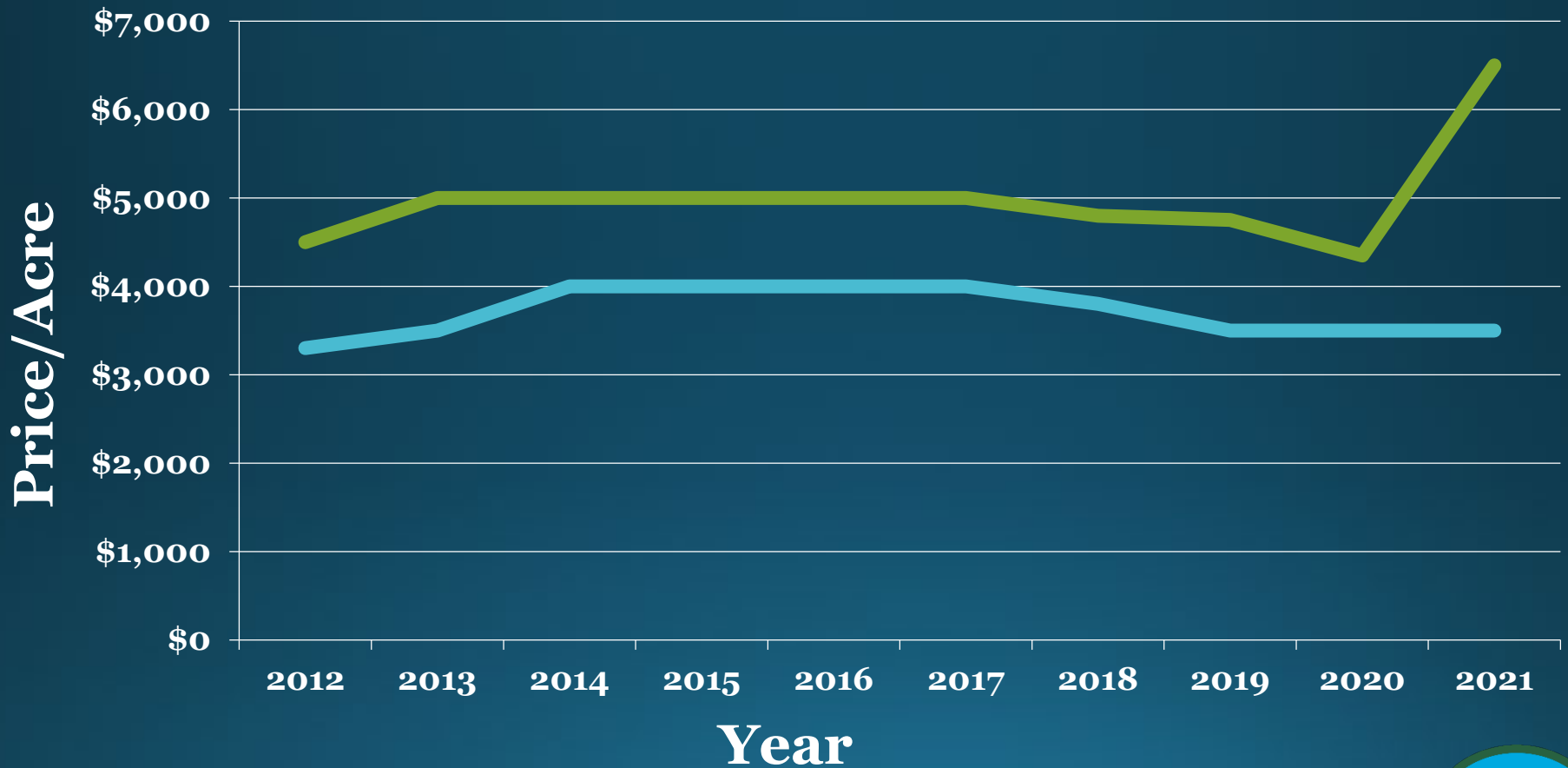


Graham County

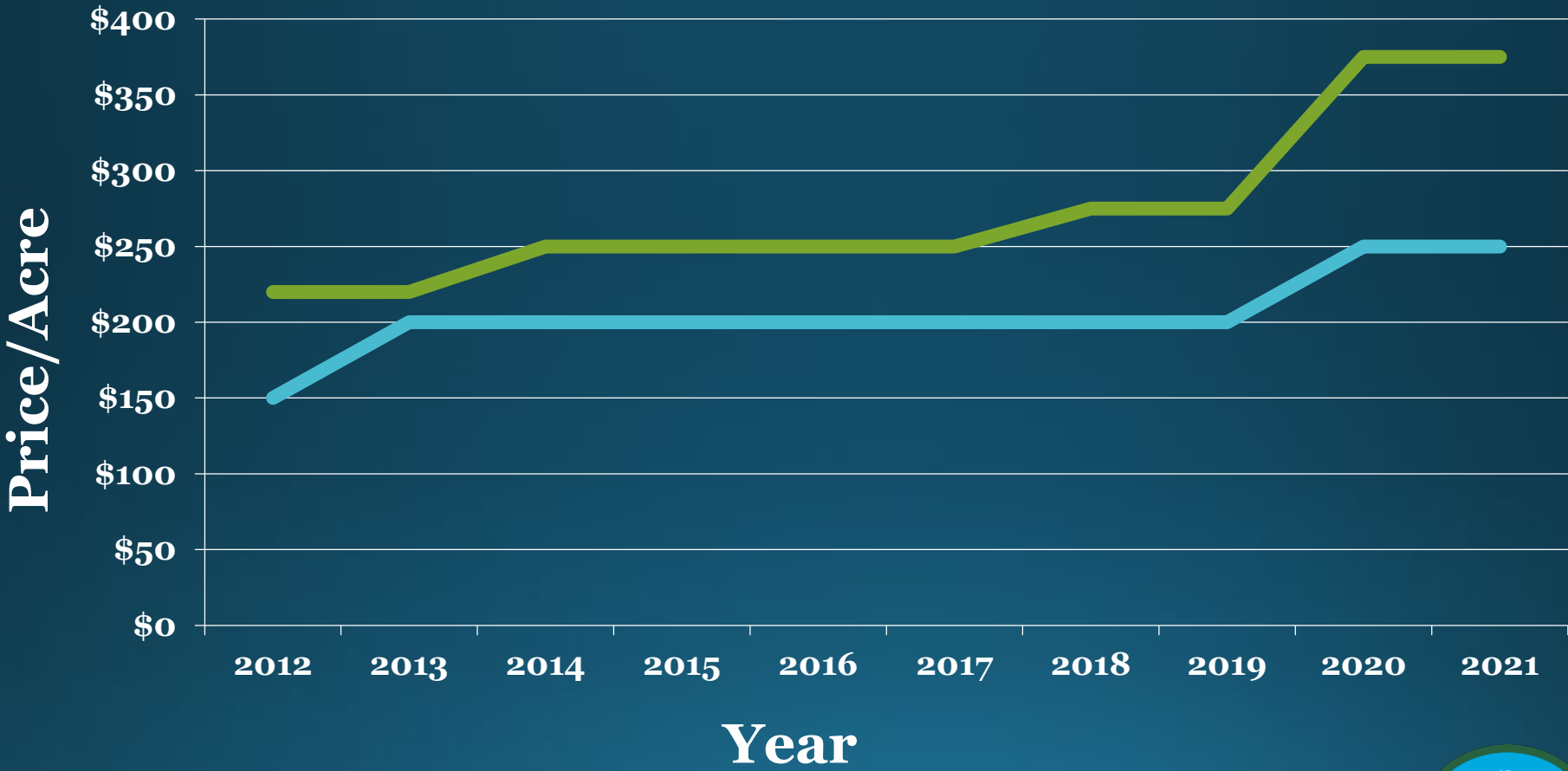
- Flood Prone Irrigated Cropland-There have been few sales of this type of cropland in the Gila Valley in Graham County in the past 3 years. The few sales of irrigated flood prone cropland indicate a leveling off in sales prices. Continued water issues remain a concern and as a result rental rates are staying stable.
- Non-Flood Prone Irrigated Cropland, from Safford to Pima and located on the south side of U.S. Highway 70 have leveled off and are showing a little weakness in sales prices in 2021. Most of these sales continue to be small sales <5 Acres to 20 Acres with no larger sized sales. On the north side of U.S. Highway 70 sales of Non-Prone Irrigated Cropland have been ranging from \$4,200/wet acre to \$8,400/wet acre with the market being slow. Rental Amounts are staying stable.

Sulphur Springs Valley- Cochise/Southern Graham

Center Pivot Total Acre Prices



Sulphur Springs Valley- Cochise/Southern Graham Center Pivot Wet Acre Rents



Sulphur Springs Valley-Cochise/Southern Graham

- The Sulphur Springs Valley market has changed over the last 10 years and is continuing to change due to outside investors purchasing large acreages of irrigated cropland. There are no longer sufficient sales in the North Valley-North of Willcox, Central Valley-Kansas Settlement/Pearce, and Southern Cochise County-Elfrida/McNeal/Douglas to separate the areas. However, 2021 was an active year in Cochise County with sufficient sales of irrigated cropland showing a recovery in prices with pockets having sharp increases in prices paid.
- Rental Rates have leveled off in the past year with smaller increases in rental rates. Competition is strong as there are declining amounts of available irrigated cropland for lease.