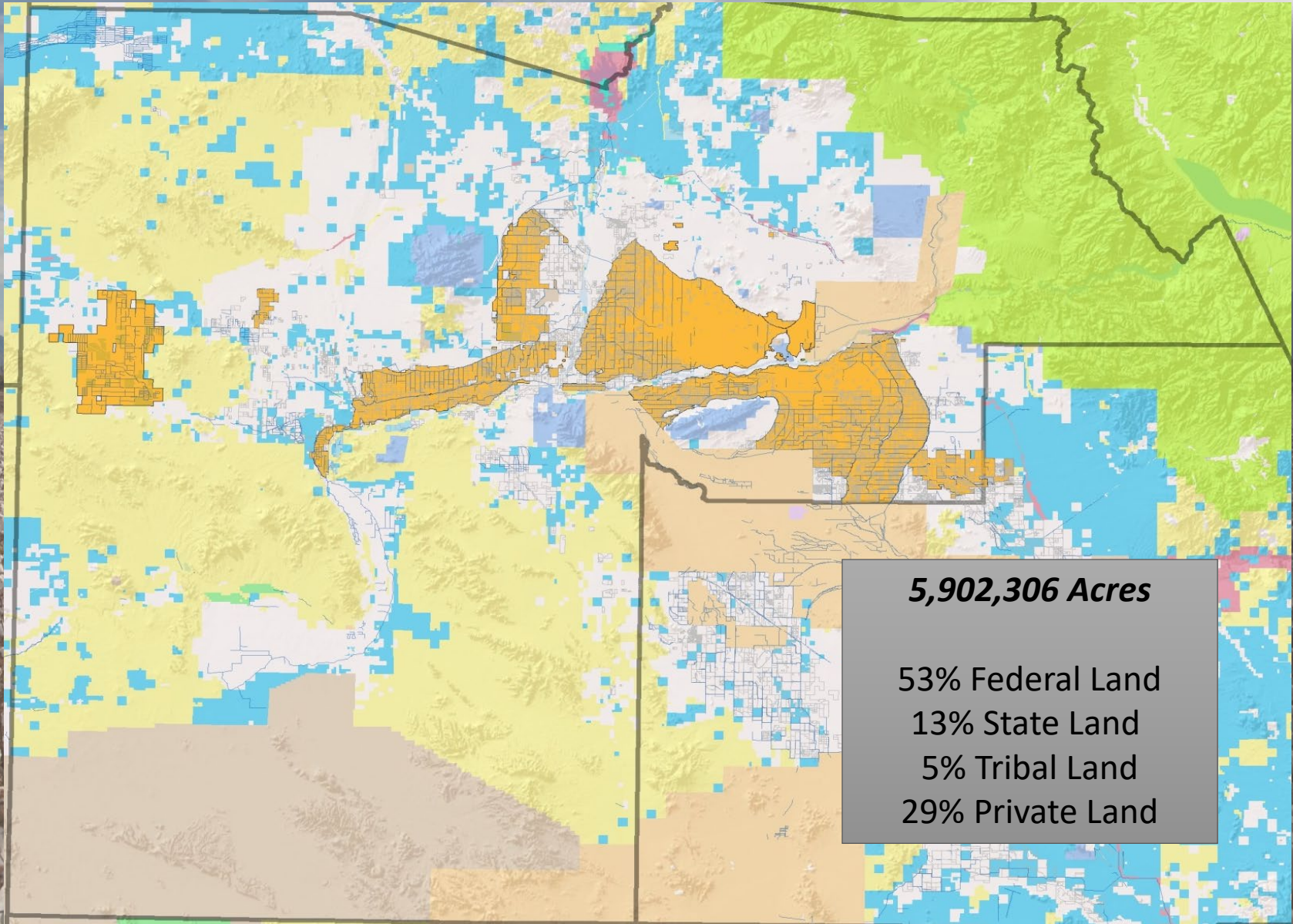


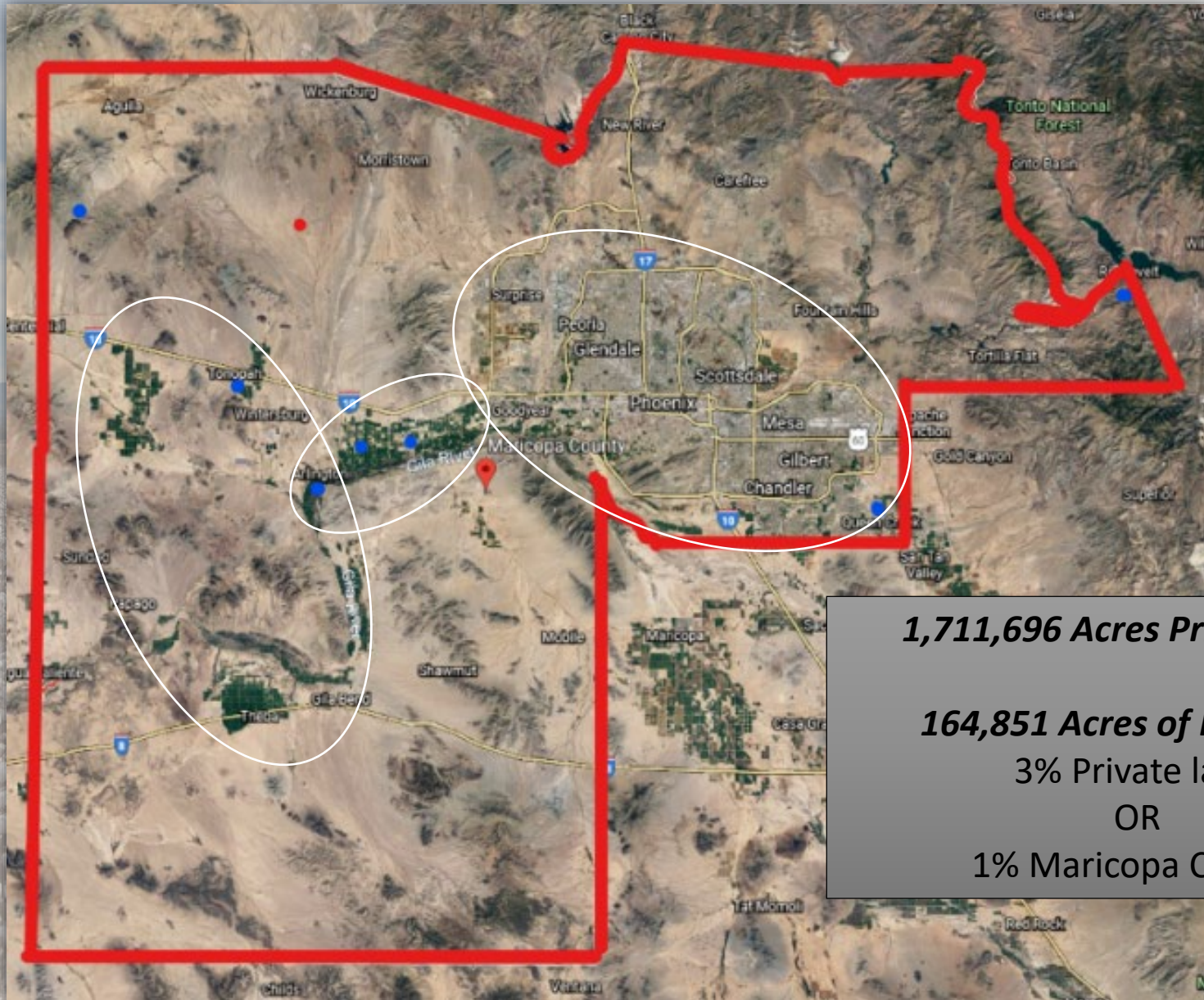
2022 Maricopa County & Western Arizona Pump Farmland Trends

Shawn T. Wood, ARA
Arid State Land & Ag Associates
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Maricopa County



Maricopa County



1,711,696 Acres Private Land

164,851 Acres of Farmland

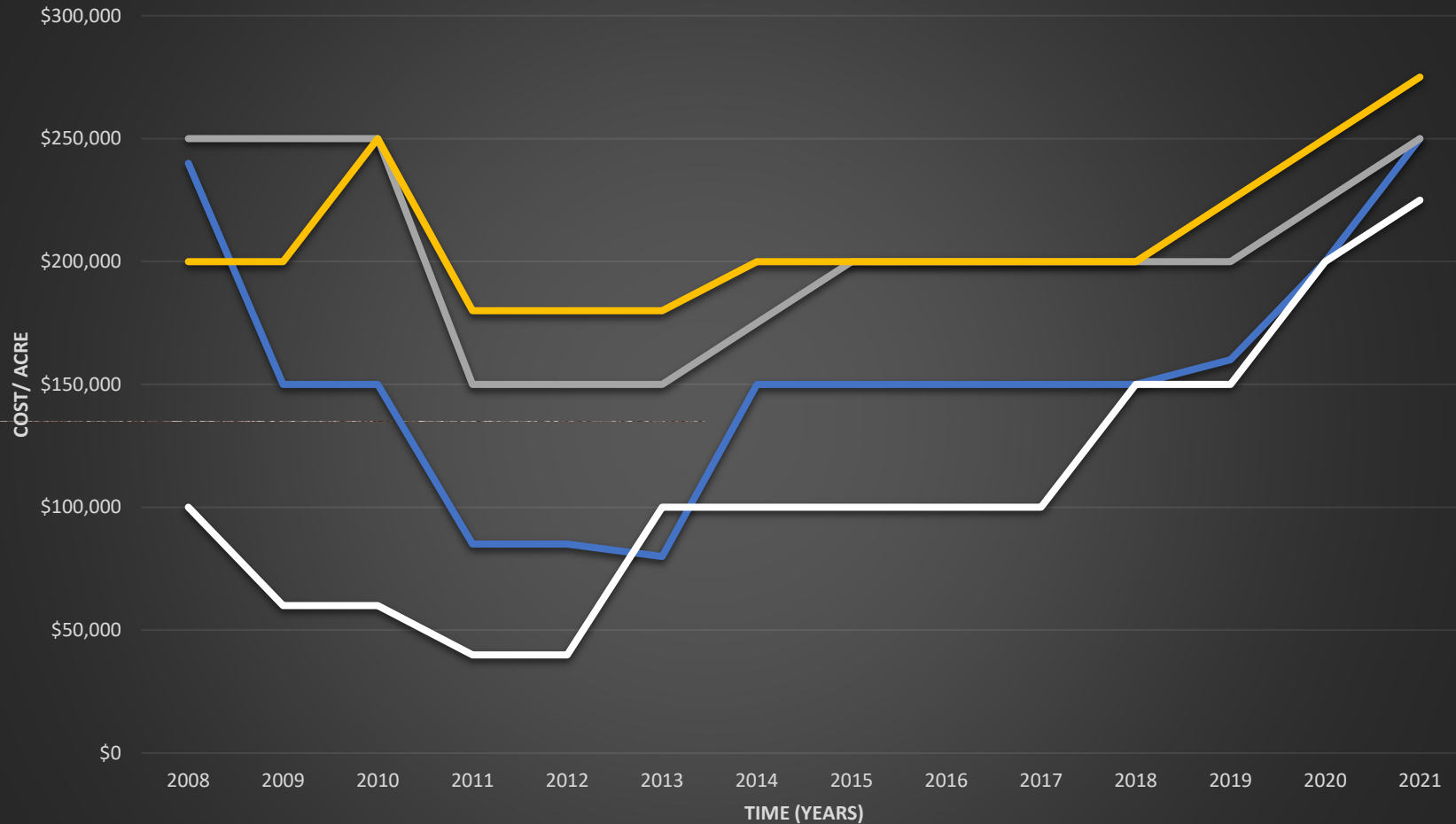
3% Private land

OR

1% Maricopa County

East Valley & Along 303

Price Per Acre

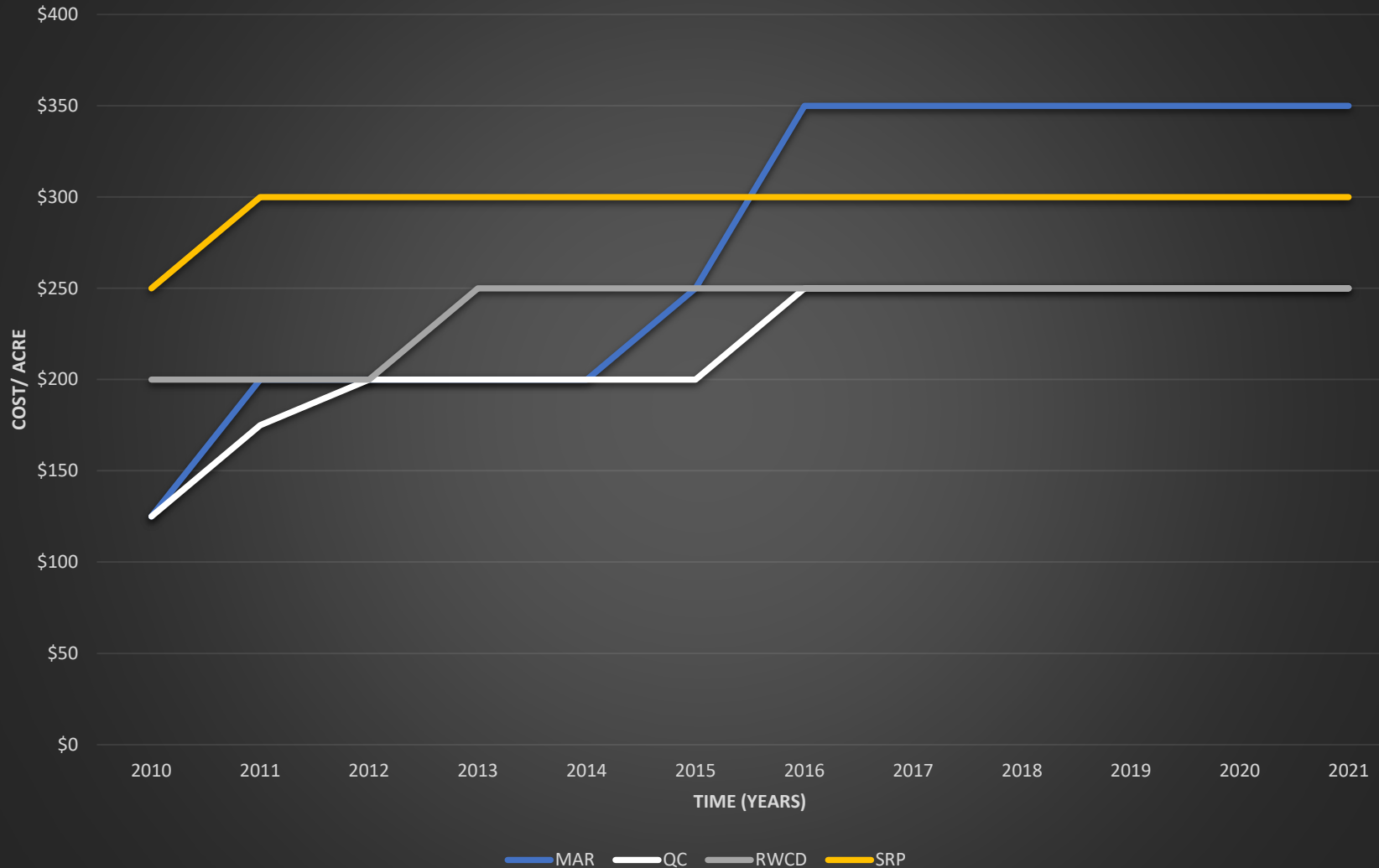


MAR QC RWCD SRP

East Valley & Along 303



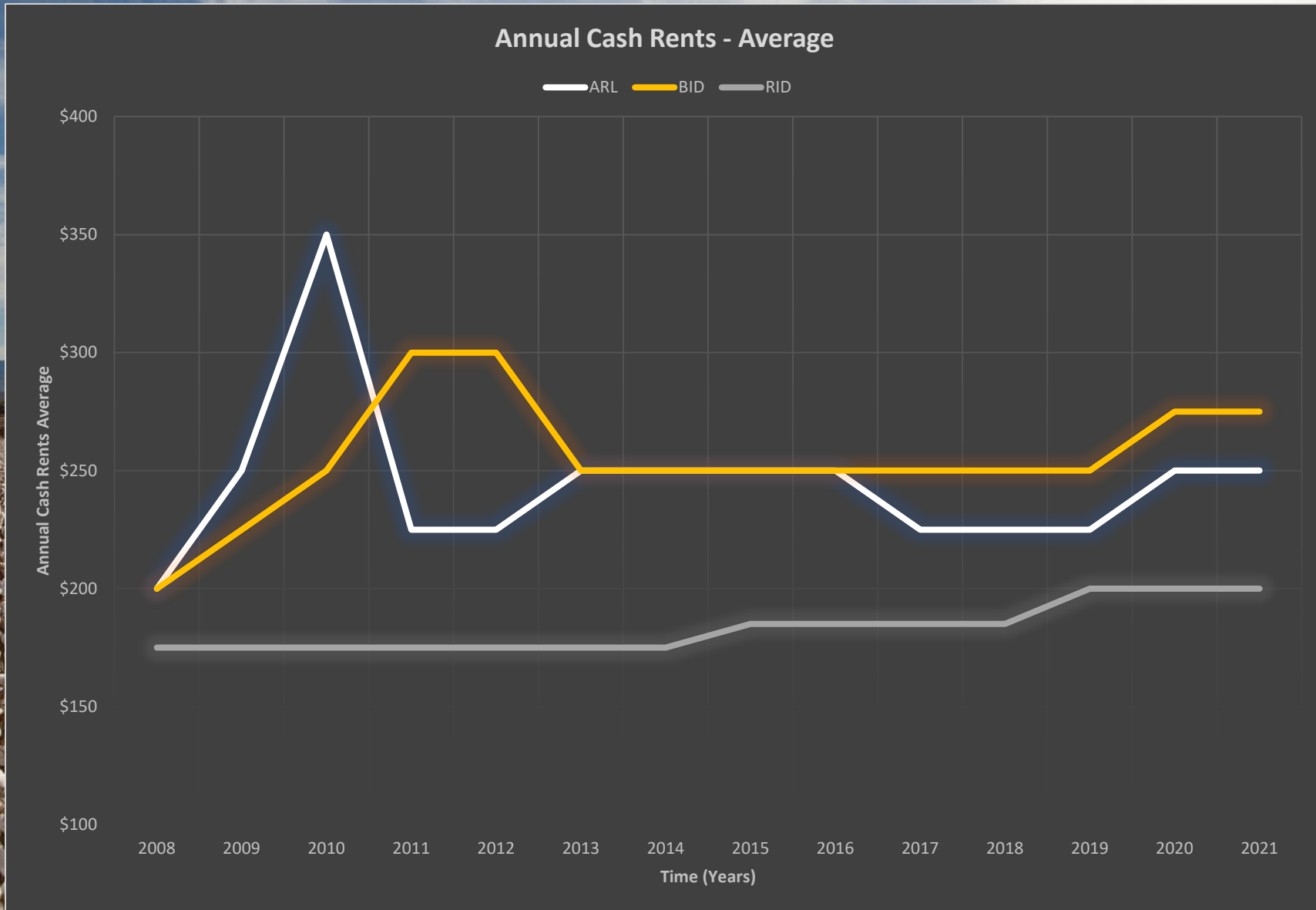
Annual Cash Rents



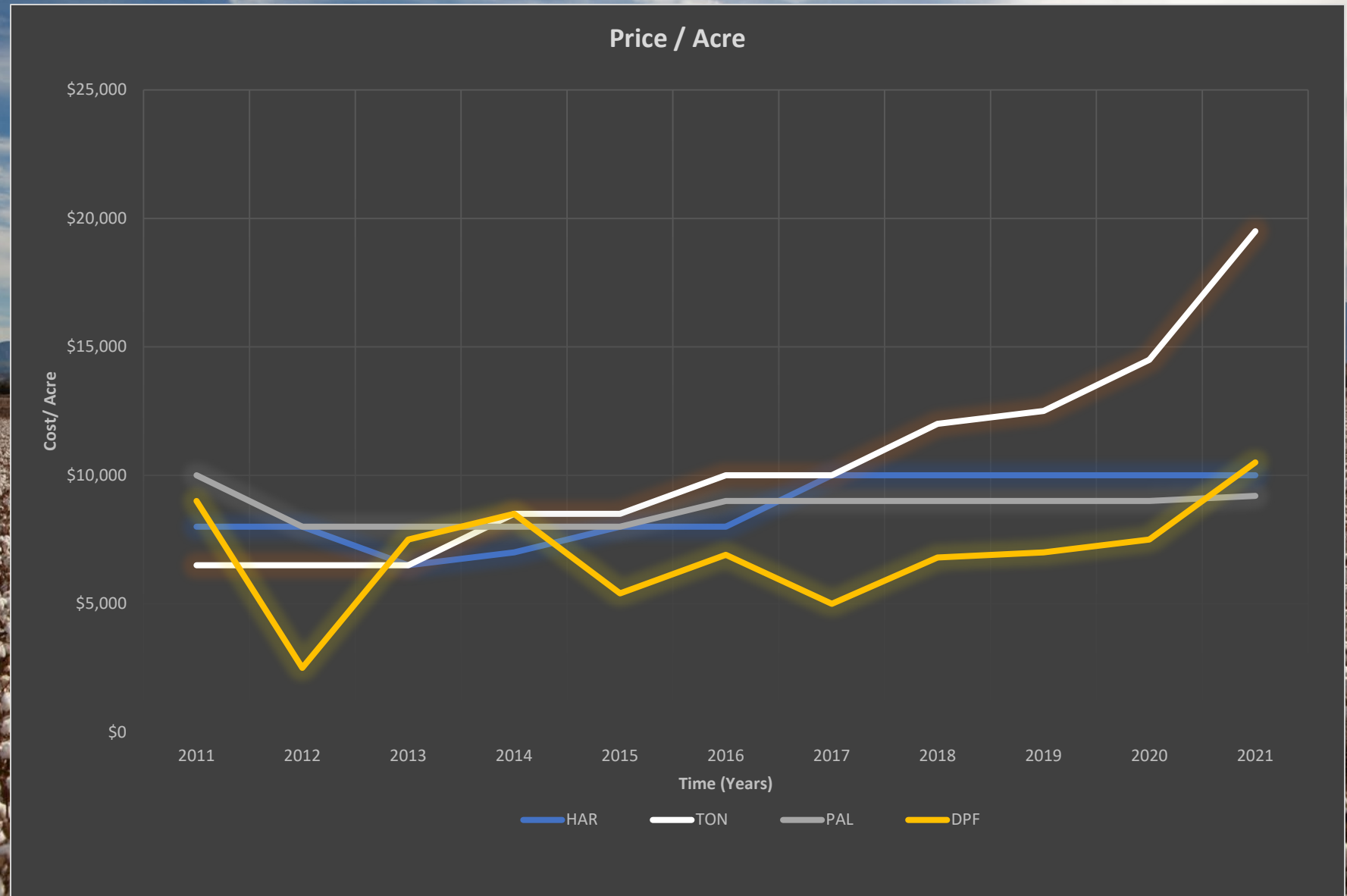
Buckeye to Arlington



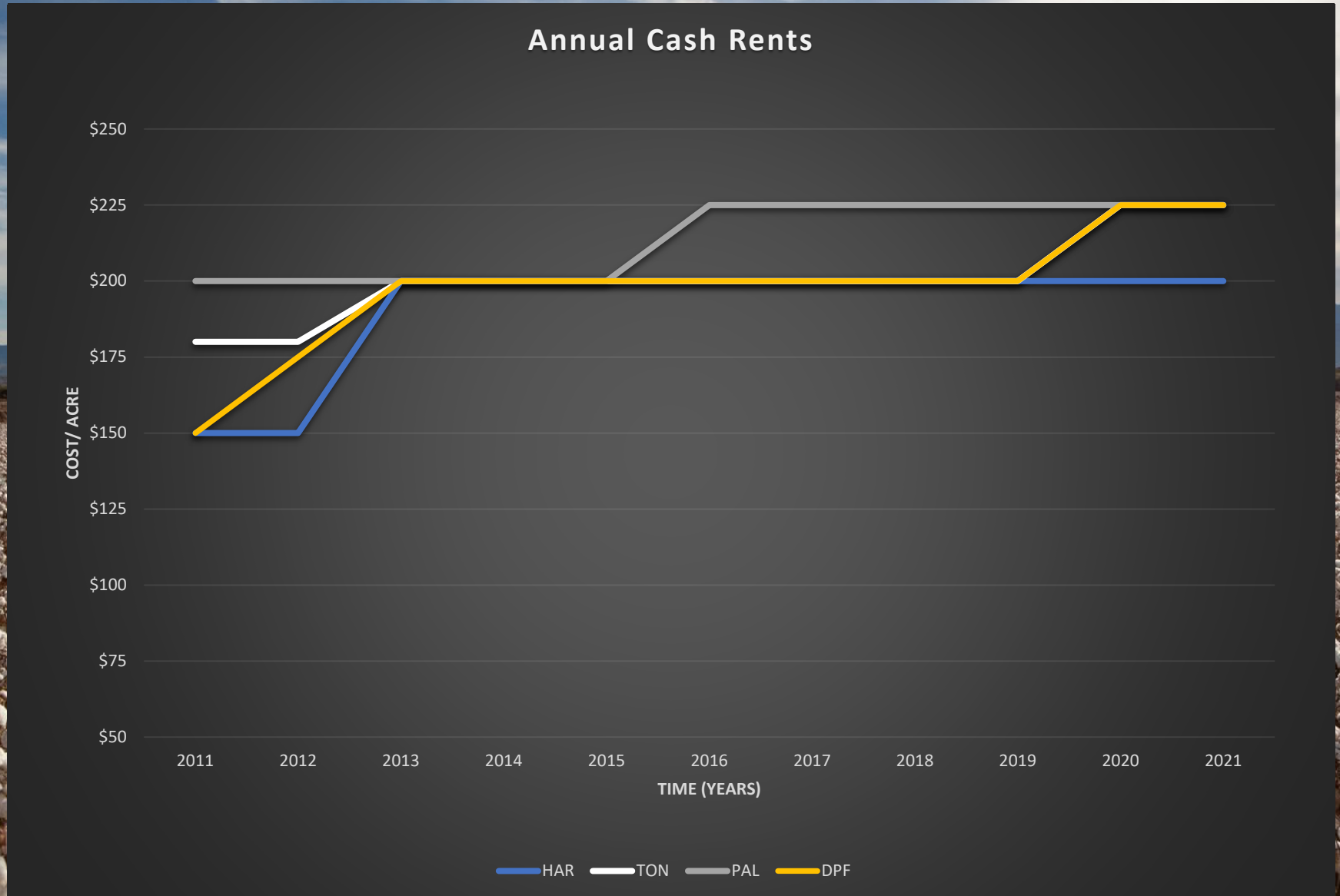
Buckeye to Arlington



Tonopah – Harquahala - Paloma

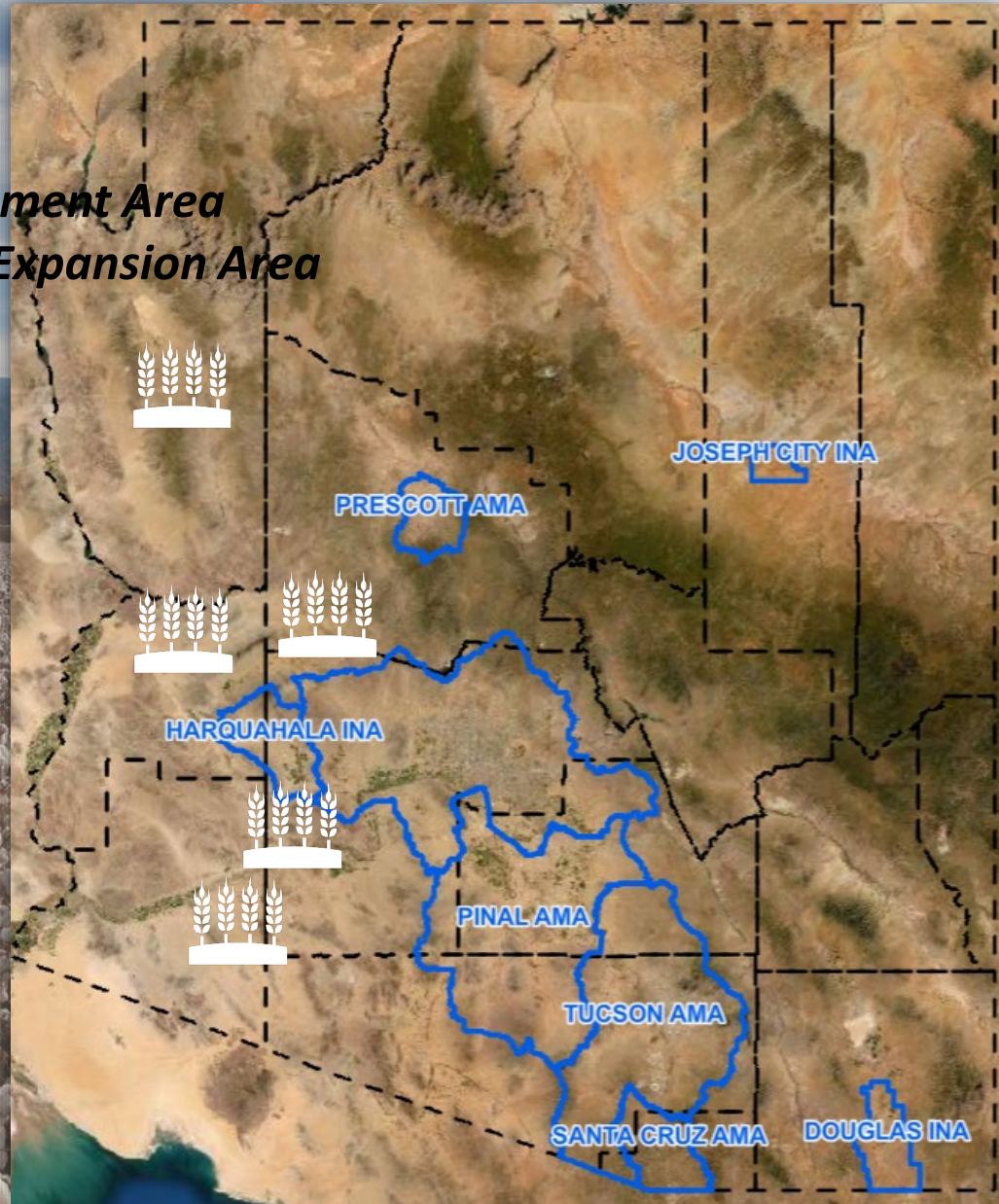


Tonopah – Harquahala - Paloma



Western AZ Pump Farm

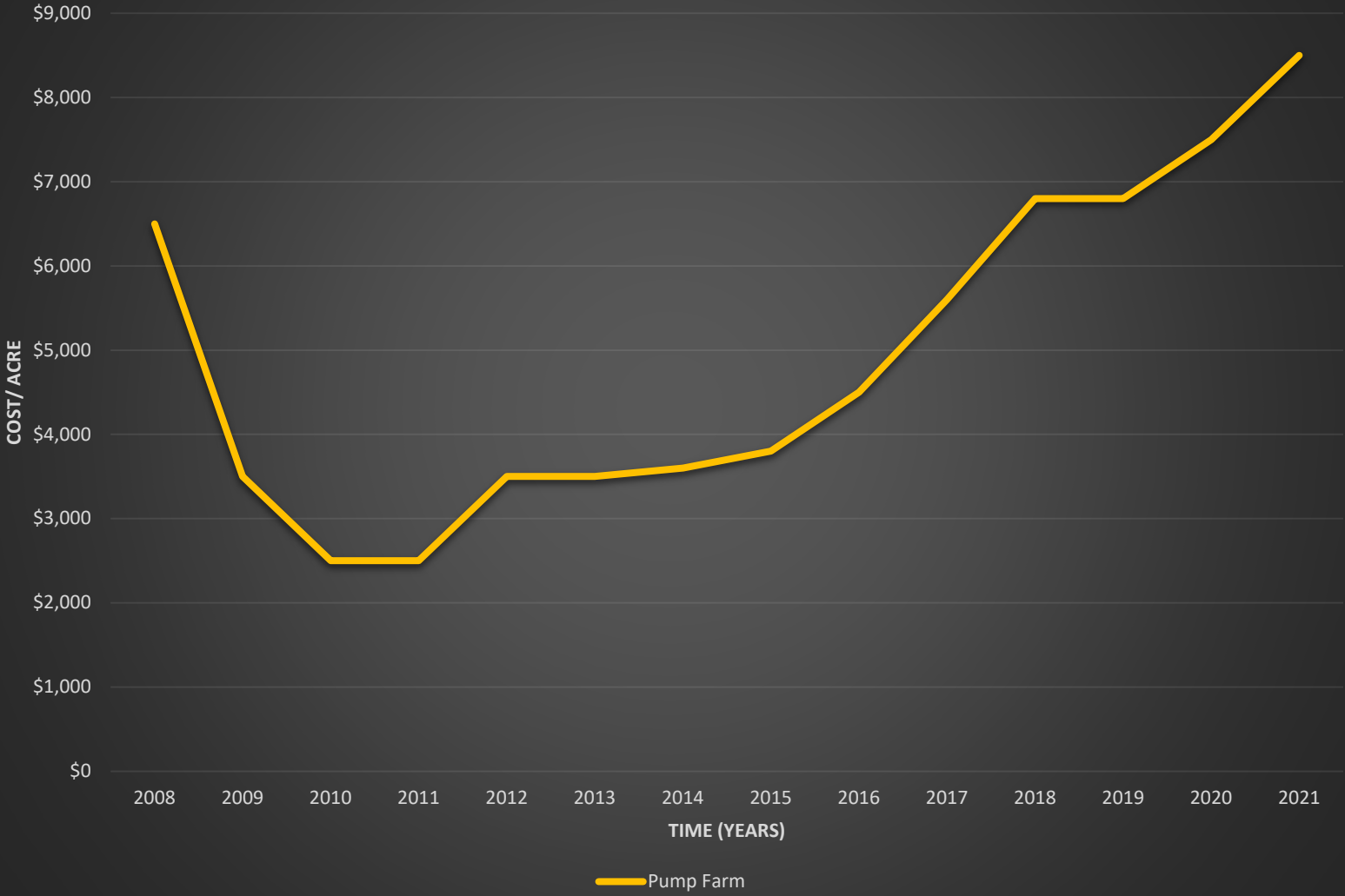
Located
Outside an Active Management Area
Outside an Irrigation Non Expansion Area
Outside Irrigation District



Western Arizona Pump Farm



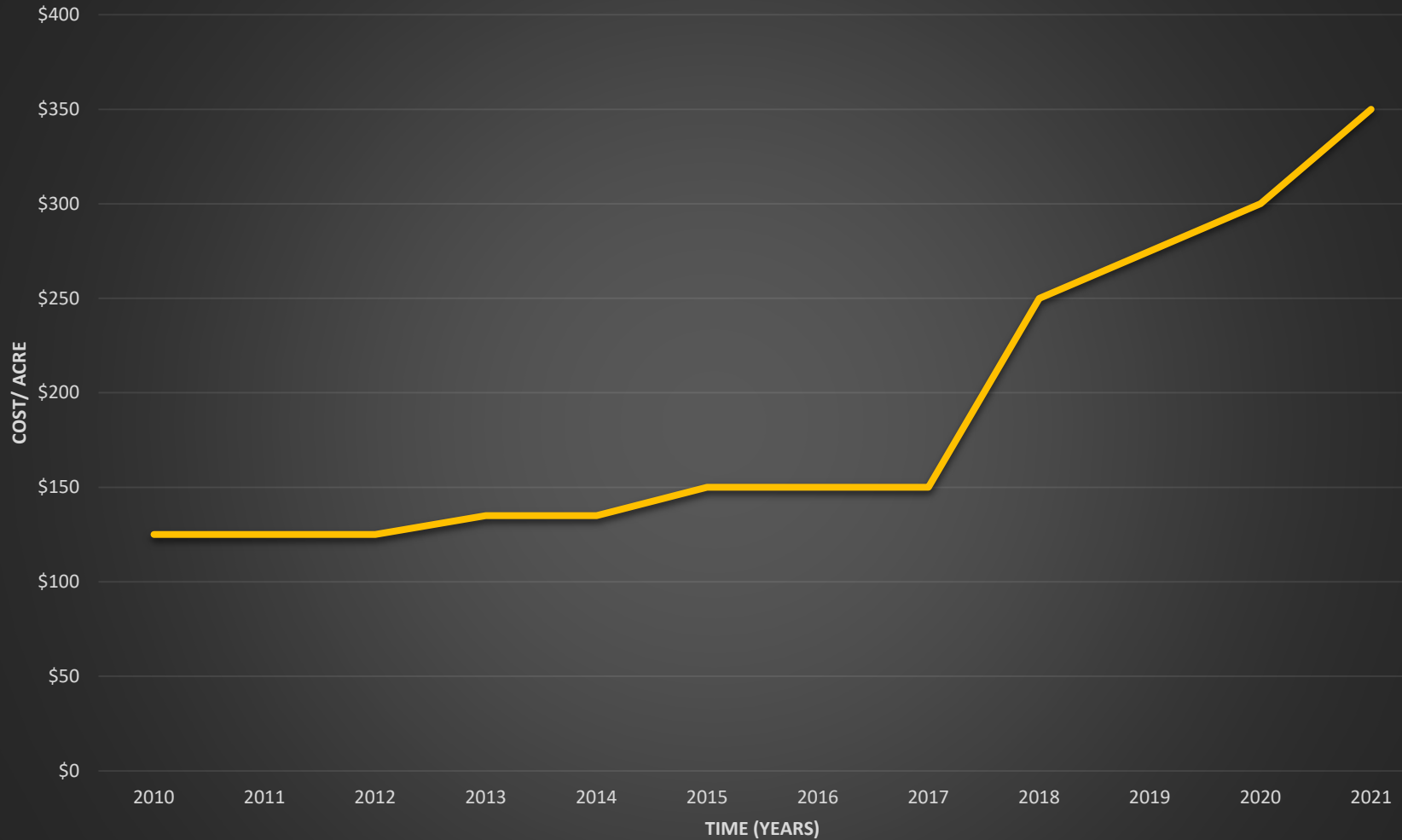
Price Per Acre



Western Arizona Pump Farm



Annual Cash Rents



— Pump Farm

Water = Cost + Availability + Reliability

Maricopa Water District:

2022: \$42/ac ft

2021: \$42/ac ft

Salt River:

2022: \$42.79 for 1st and 2nd ac ft & \$51 per AF pump

2021: \$16.39 normal flow and \$51/ac ft pumped

Roosevelt Water Conservation District:

2022: \$34/ac ft

2021: \$33/ac ft

2020: \$33/ac ft

2019-2017: \$30/ac ft

2016: \$23.75/ac ft

Queen Creek ID: 2022: \$53/ac ft

Arlington Canal Company:

2022: \$45/ac ft

2021: \$20/ac ft

Buckeye Irrigation District (BWCCD):

2022: \$65/ac ft

2021: \$26/ac ft

2020: \$47/ac ft

Roosevelt Irrigation District:

2022: \$47/ac ft

2021: \$47/ac ft

2020: \$50/ac ft

2019-2017: \$47.50/ac ft

Paloma Irrigation District:

2022: \$68/ac ft

2021: \$68/ac ft

Harquahala Irrigation District:

2022: \$70/ac ft & \$16.10/ac ft assessment fee

2021- \$59.60/ac ft & \$16.11/ac ft assessment fee

2020- \$60.00/ac ft & \$16.11/ac ft assessment fee

Tonopah:

2022: \$32/ac ft

2021: \$16.39 normal flow and \$51/Ac ft pumped

2018-2017: \$32/ac ft

Desert Pump:

2021 \$38 /ac ft

2020 \$35/ac ft

2019 \$30/ac ft

****2022 ED8 raised rates depending on area price
will rise 40% - 100% for next 3 years.**

Moving into 2022



STRONG DEMAND FOR FARMLAND & 1031



WATER CONCERNS & RISING EXPENSES



FARMLAND RENTS REMAIN STABLE

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