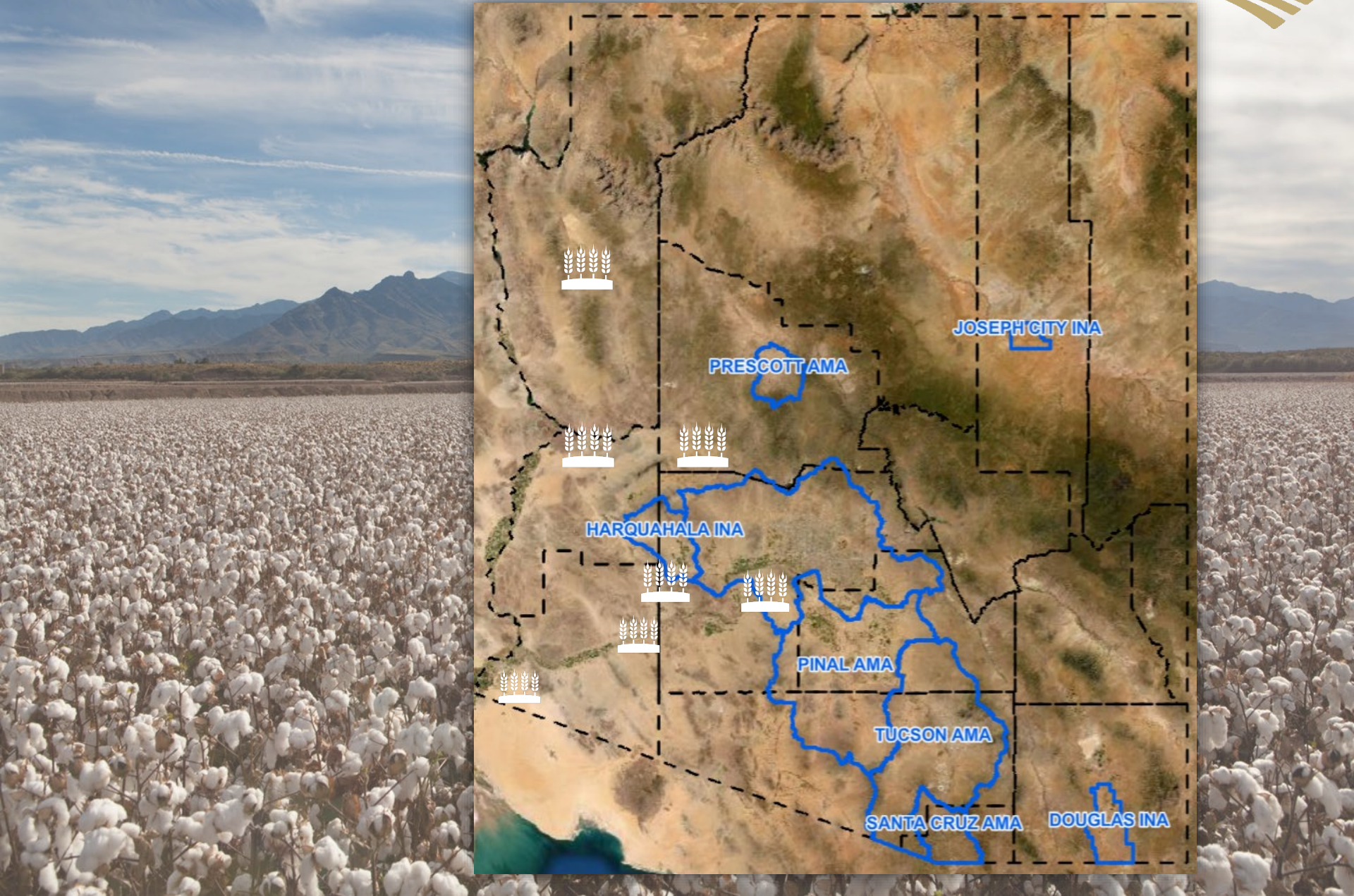


# 2023 Western Arizona Pump Farmland Trends

**Shawn T. Wood, ARA**  
Arid State Land & Ag Associates  
[www.aridstateland.com](http://www.aridstateland.com)  
602-290-7516

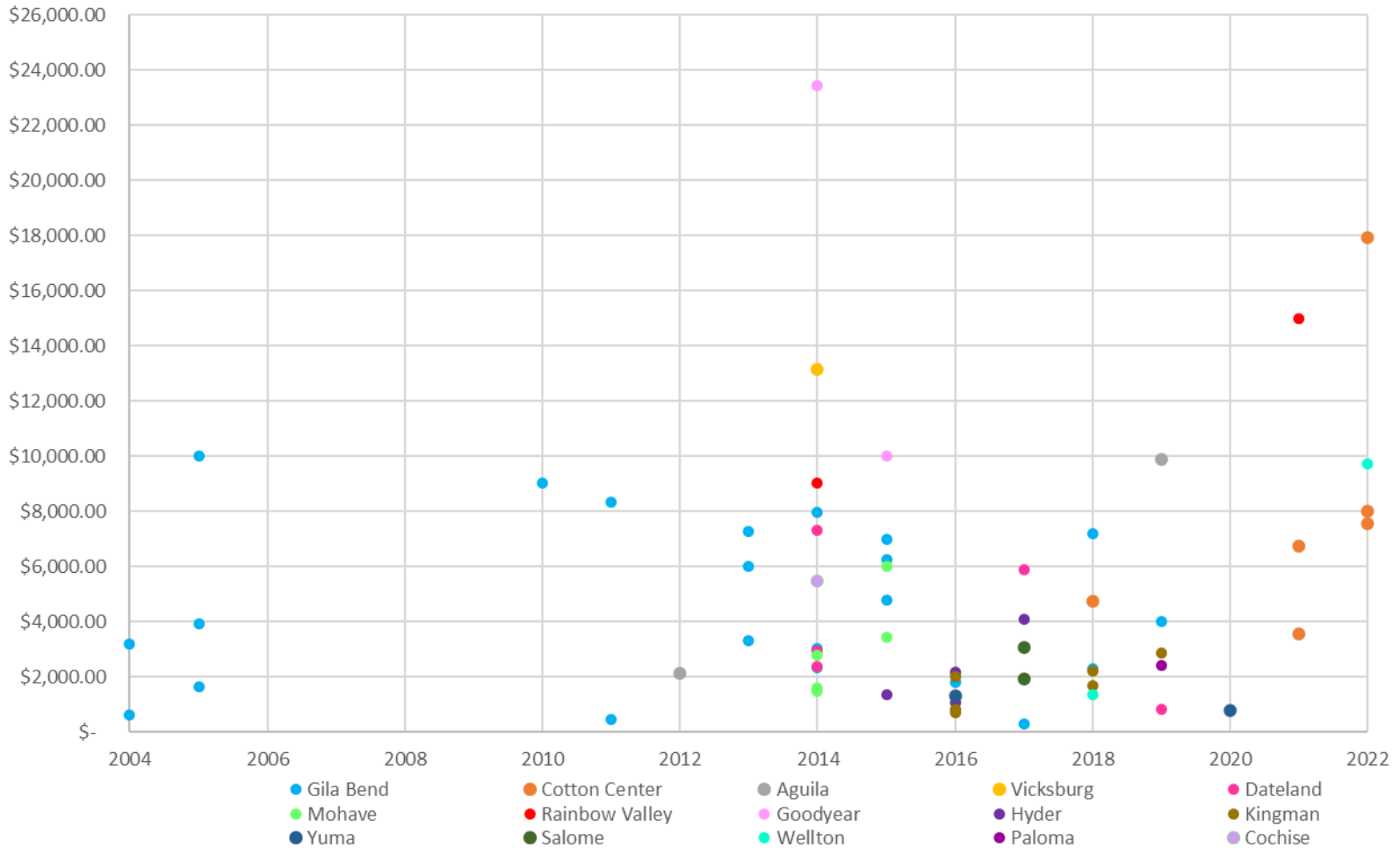
# Western AZ Pump Farm



# Western Arizona Sales Activity

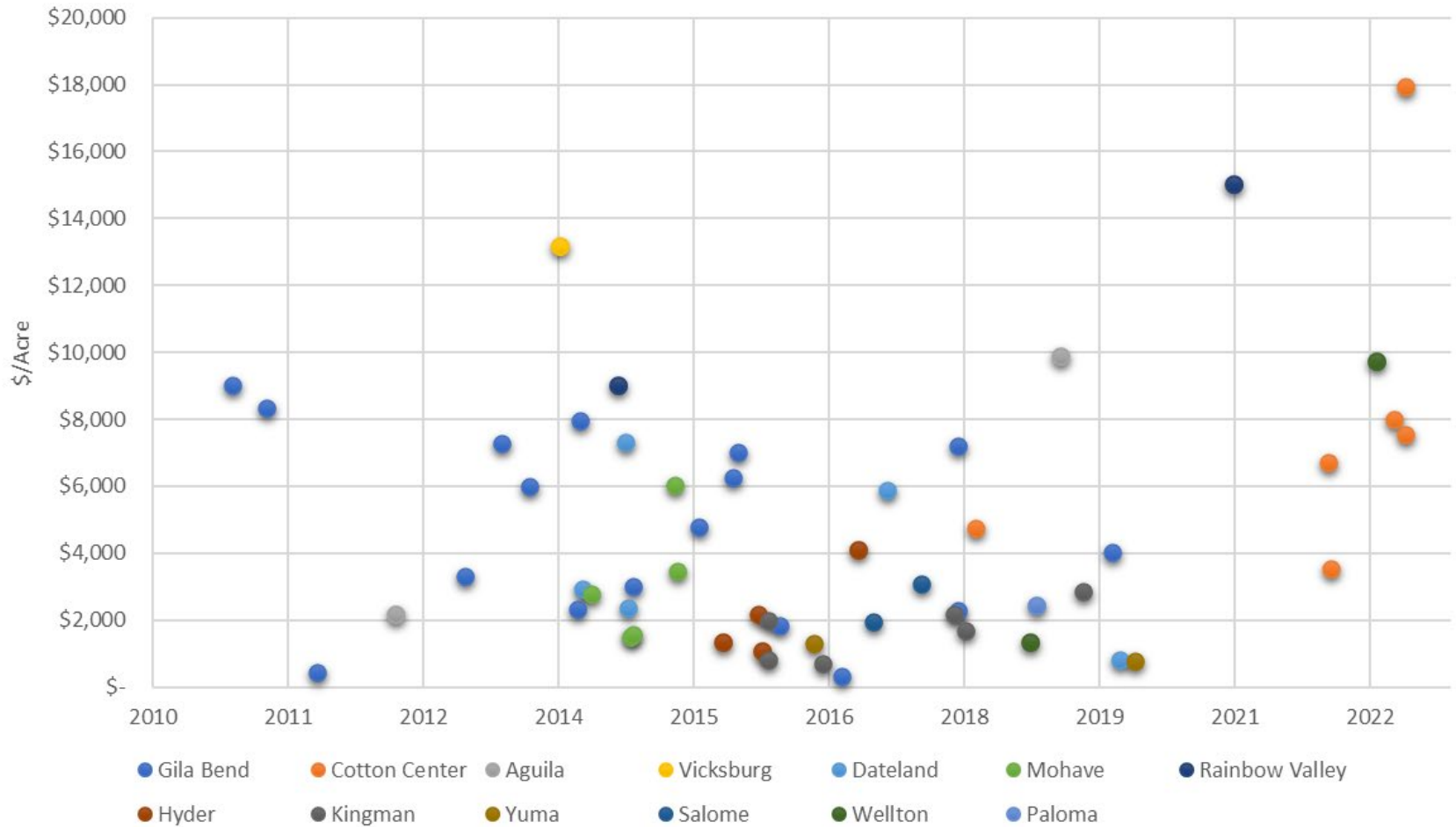


## Pump Farm Sales \$/Acre



# Western Arizona Pump Farm

## Pump Farm Sales (2010-2022) \$/Acre



# Water = Cost + Availability + Reliability

+ Risk Regulatory Control

## AZ Desert Pump

2023 \$40 / AF - \$100 / AF

2022 \$40 / ac ft - \$100 / AF

2021 \$38 /ac ft

2020 \$35/ac ft

2019 \$30/ac ft

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

# 2022



- 👍 STRONG DEMAND FOR FARMLAND & 1031
- 👎 WATER CONCERNS & RISING EXPENSES
- 👉 FARMLAND RENTS REMAIN STABLE

## Moving into 2023

**DEMAND IS STABLE**  
**WATER COSTS INCREASING TO STABLE**  
**RENTS STABLE TO INCREASING**

Shawn T. Wood, ARA  
Arid State Land & Ag Associates  
[www.aridstateland.com](http://www.aridstateland.com)  
602-290-7516