

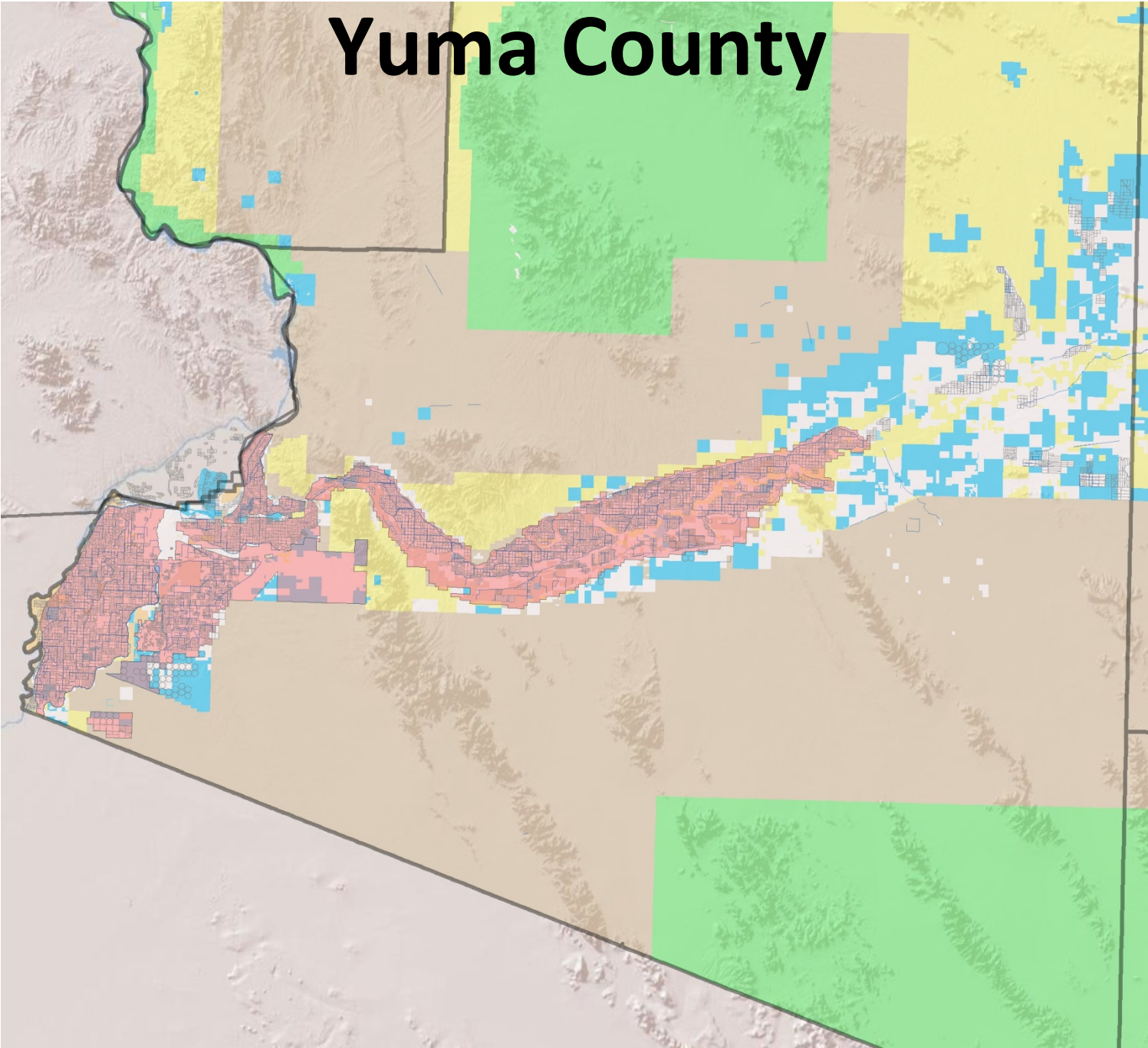
# Yuma County Market Trends

Bill Moody

Robert J. Moody Appraisers



# Yuma County



# Values & Rent Rates For Irrigated Farmland in Yuma County & Bard Valley, February 2013

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$25,000 - \$30,000+	Active / Upward	\$600 - \$850	Active / Upward
Lower Yuma Valley	\$21,500 - \$25,000	Active / Stable	\$600 - \$725	Active / Upward
North & South				
Gila Valleys	\$25,000 - \$32,500	Active / Upward	\$600 - \$850	Active / Upward
Yuma Mesa Districts	\$12,000 - \$15,000	Limited / Decline	\$100 - \$175	Limited / Stable
Wellton-Mohawk Irrigation District				
Dome Valley	\$20,000 - \$26,500	Limited / Stable	\$500 - \$750	Active / Stable
Wellton area	\$12,000 - \$18,000	Limited / Stable	\$300 - \$550	Active / Stable
Roll area	\$10,000 - \$13,000	Active / Increasing	\$275 - \$500	Active / Increasing
Texas Hill	\$6,500 - \$10,000	Limited / Stable	\$250 - \$300	Active / Stable
Wellton Mesa	\$5,000 - \$8,000	Limited / Stable	\$175 - \$225	Limited / Stable
Bard Valley, CA.				
Irrigated Farmland	\$20,000 - \$25,000	Limited / Stable	\$600 - \$800	Active / Upward
Medjool Dates	\$50,000 - \$100,000	Active / Stable	\$.50 - \$.60/lb	Active / Stable

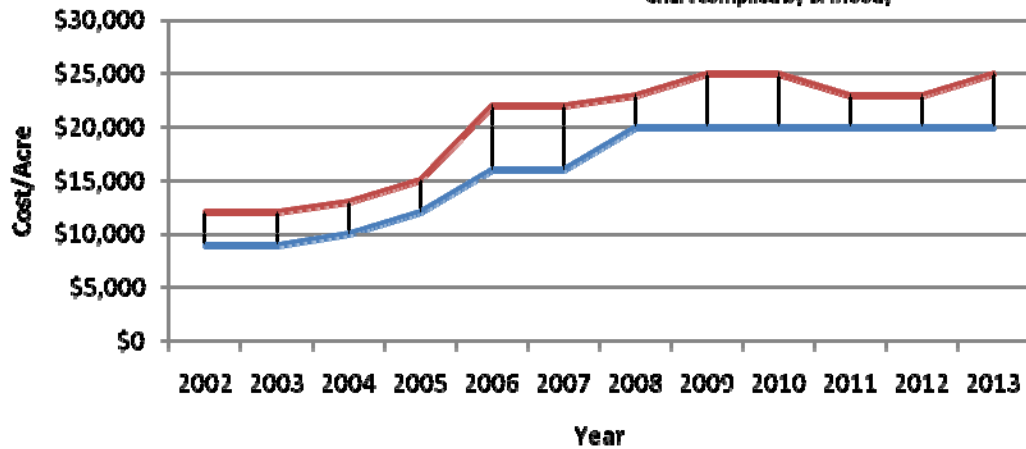
Chart compiled by B. Moody



# Bard Valley, CA. Irrigated Farmland

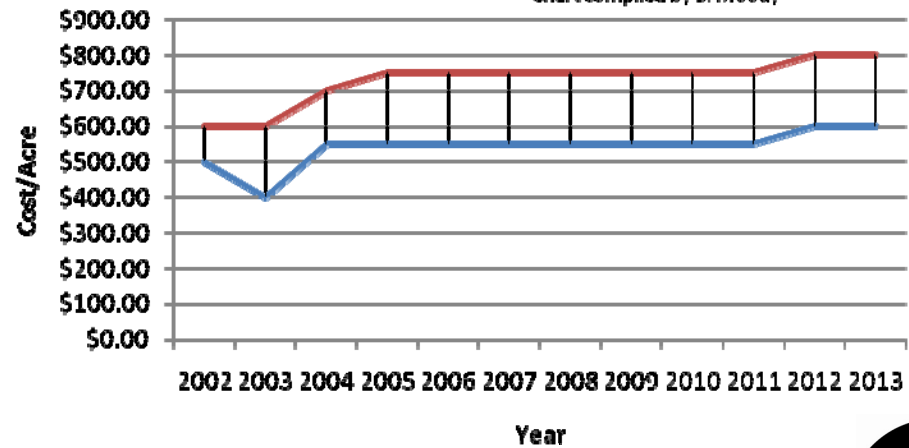
## Sale Price/Acre

Chart compiled by B. Moody

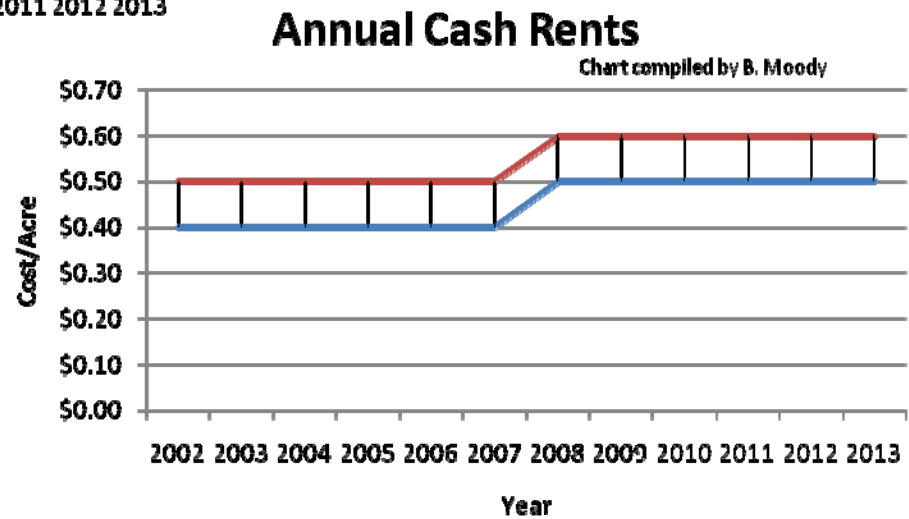
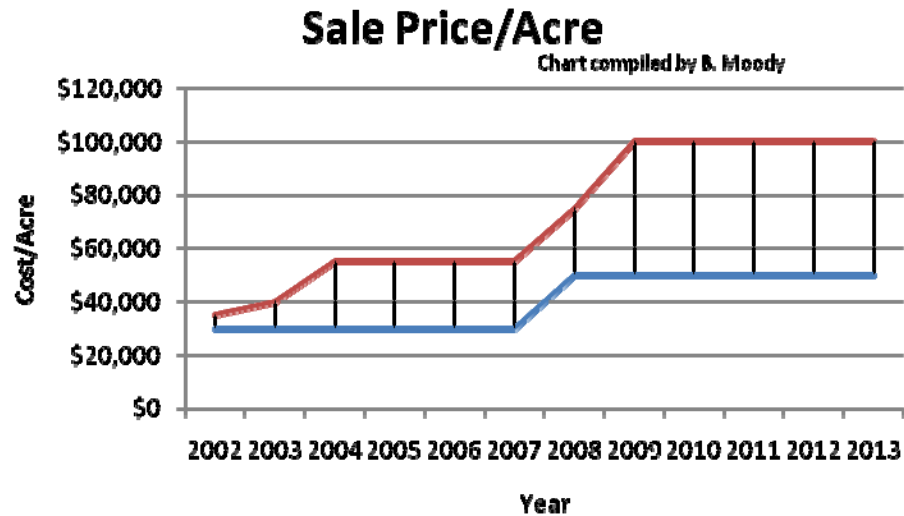


## Annual Cash Rents

Chart compiled by B. Moody



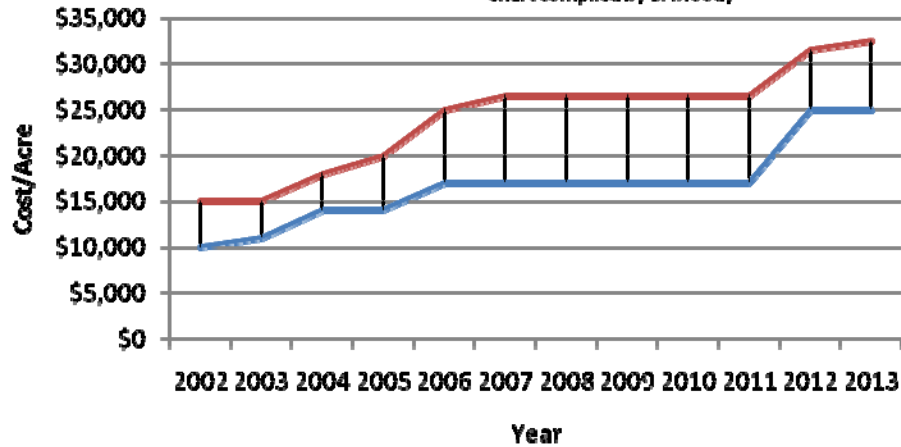
# Bard Valley, CA. Medjool Dates



# North and South Gila Valleys

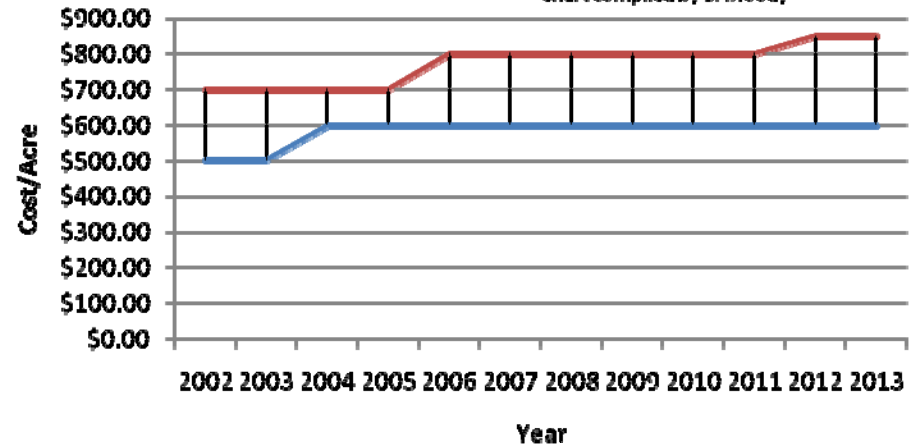
## Sale Price/Acre

Chart compiled by B. Hoody



## Annual Cash Rents

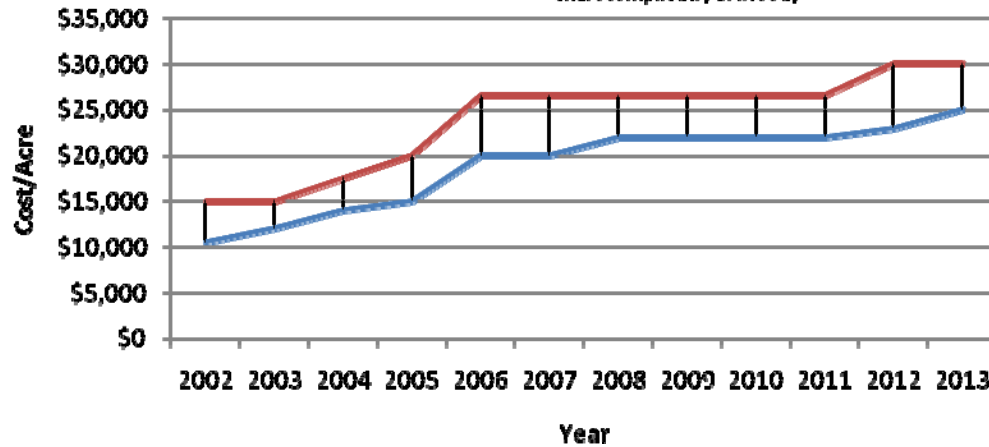
Chart compiled by B. Hoody



# Upper Yuma Valley

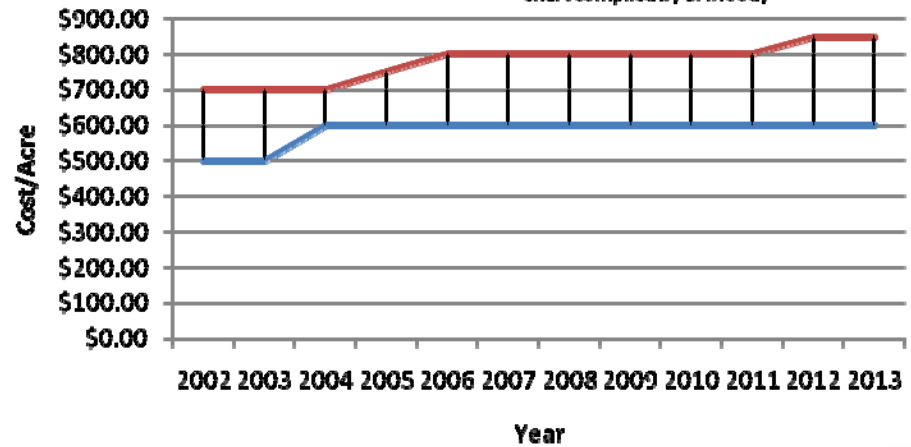
## Sale Price/Acre

Chart compiled by B. Moody



## Annual Cash Rents

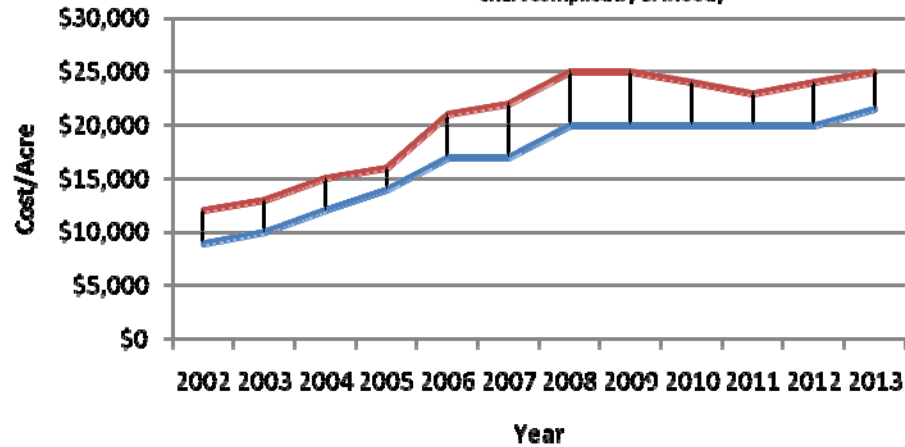
Chart compiled by B. Moody



# Lower Yuma Valley

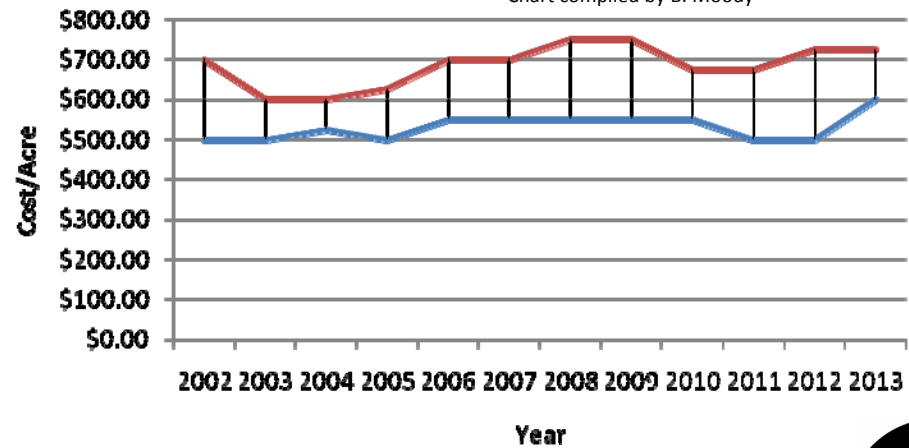
## Sale Price/Acre

Chart compiled by B. Moody



## Annual Cash Rents

Chart compiled by B. Moody

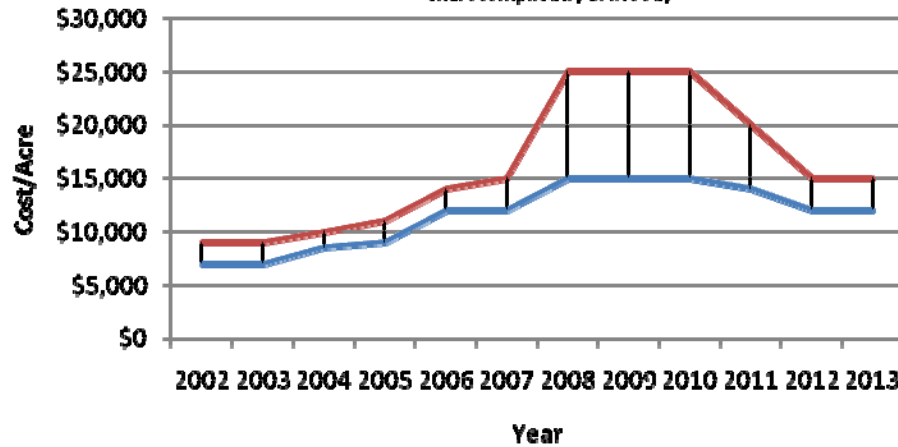




# Yuma Mesa Districts

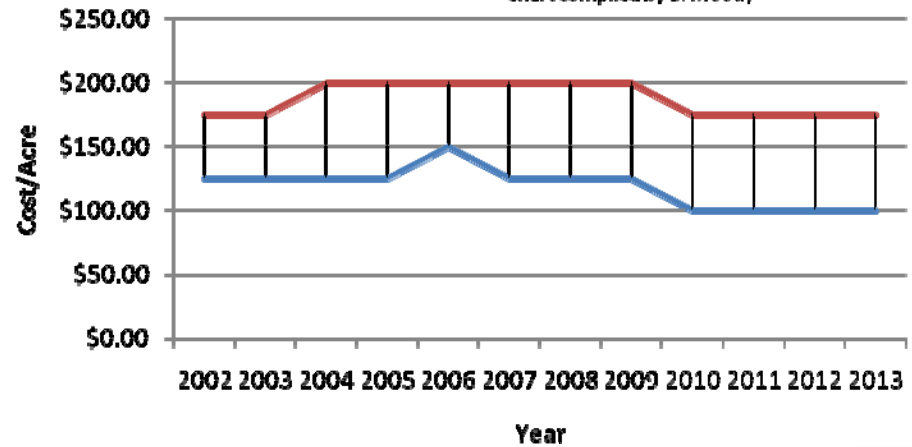
## Sale Price/Acre

Chart compiled by B. Moody



## Annual Cash Rents

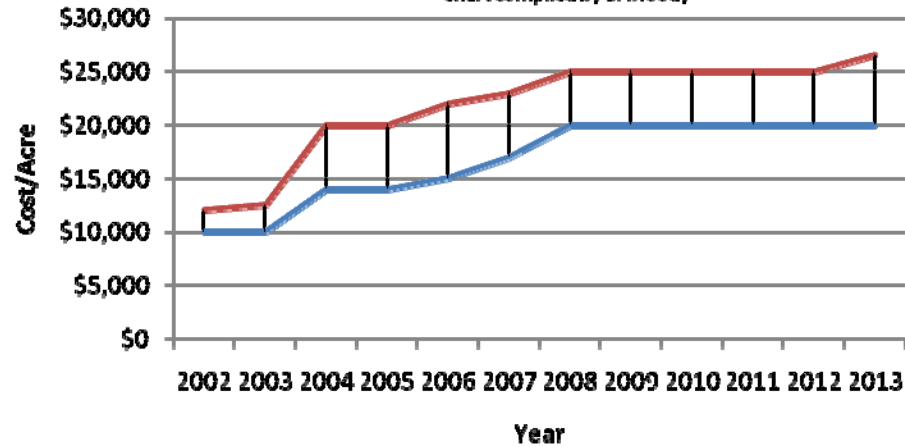
Chart compiled by B. Moody



# Wellton-Mohawk Dome Valley

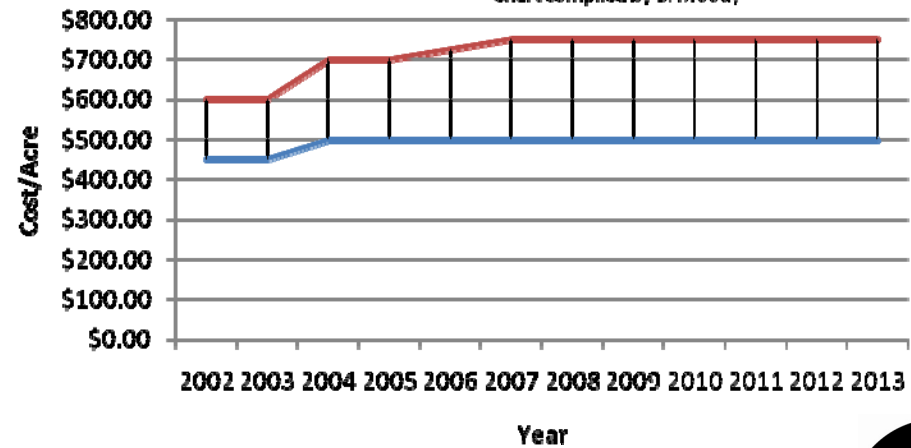
## Sale Price/Acre

Chart compiled by B. Moody

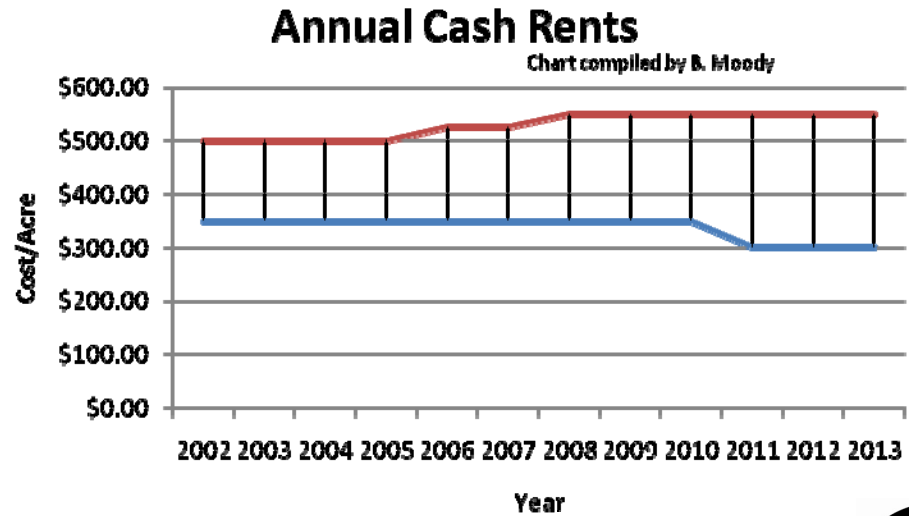
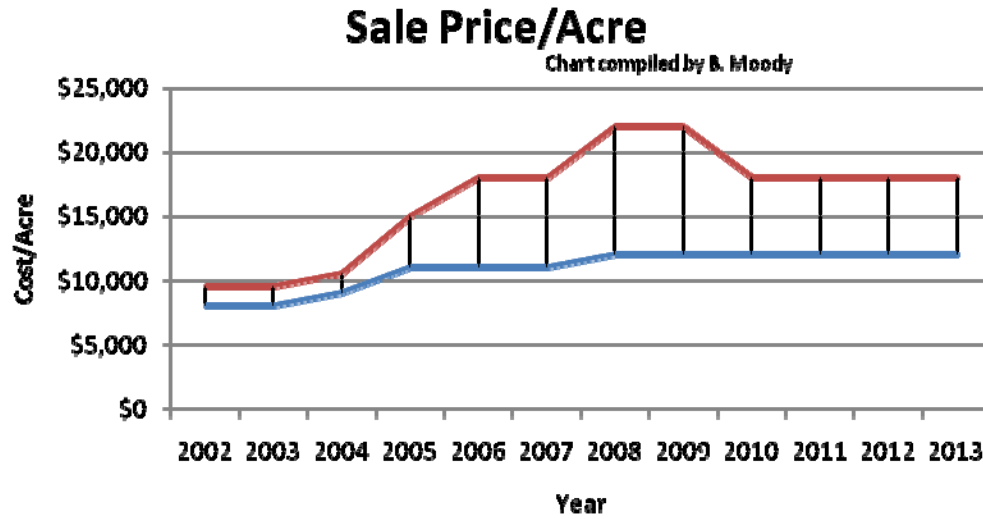


## Annual Cash Rents

Chart compiled by B. Moody



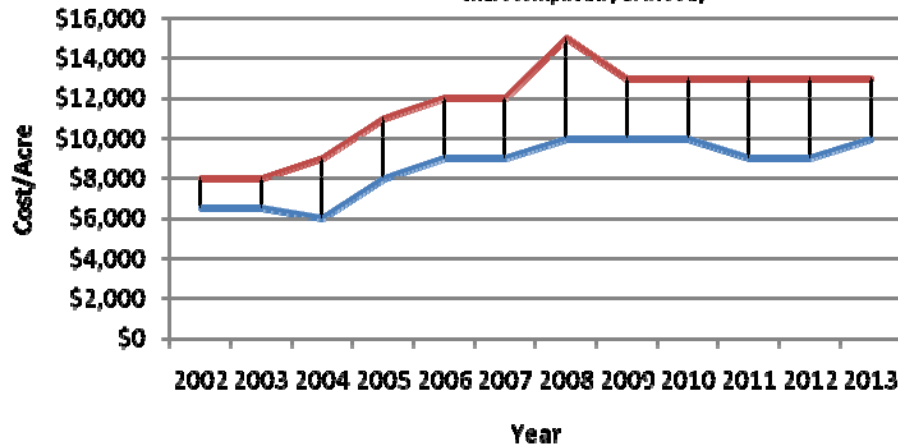
# Wellton Area



# Roll Area

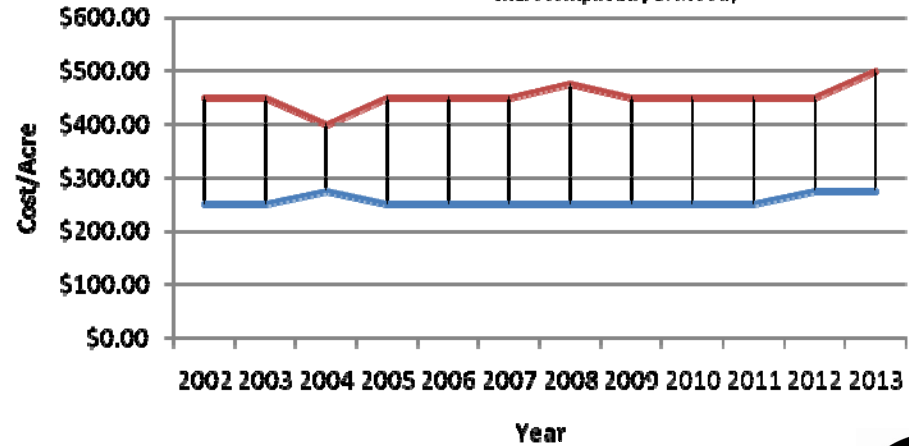
## Sale Price/Acre

Chart compiled by B. Moody



## Annual Cash Rents

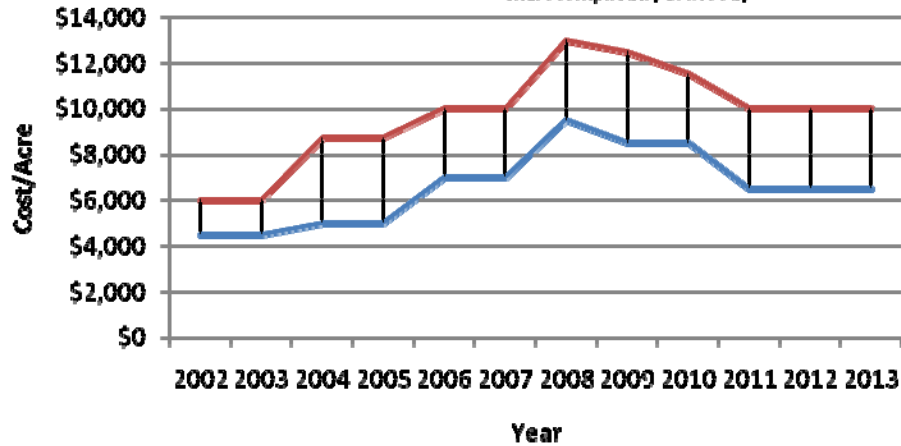
Chart compiled by B. Moody



# Texas Hill

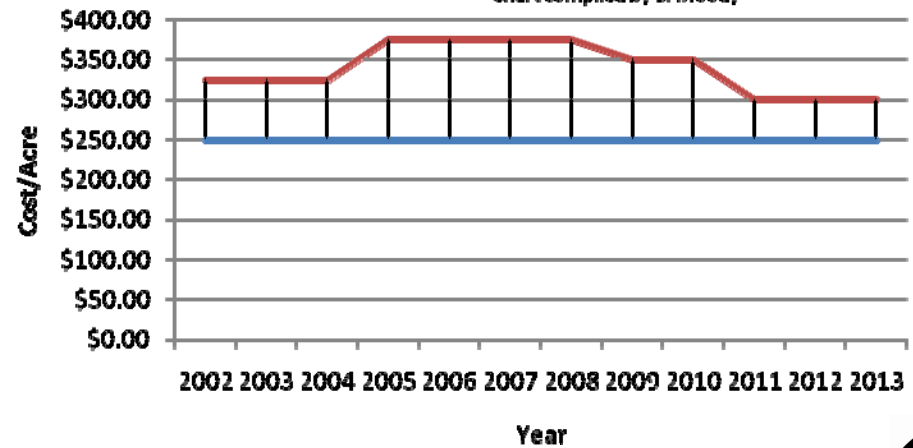
## Sale Price/Acre

Chart compiled by B. Moody



## Annual Cash Rents

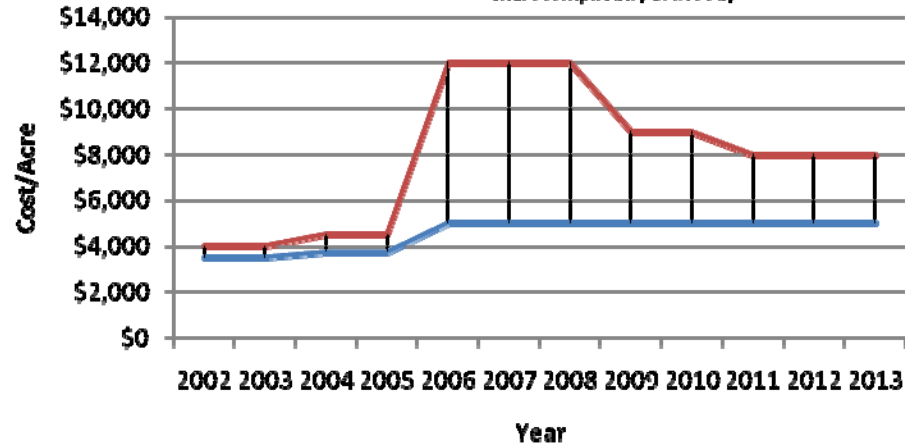
Chart compiled by B. Moody



# Wellton Mesa

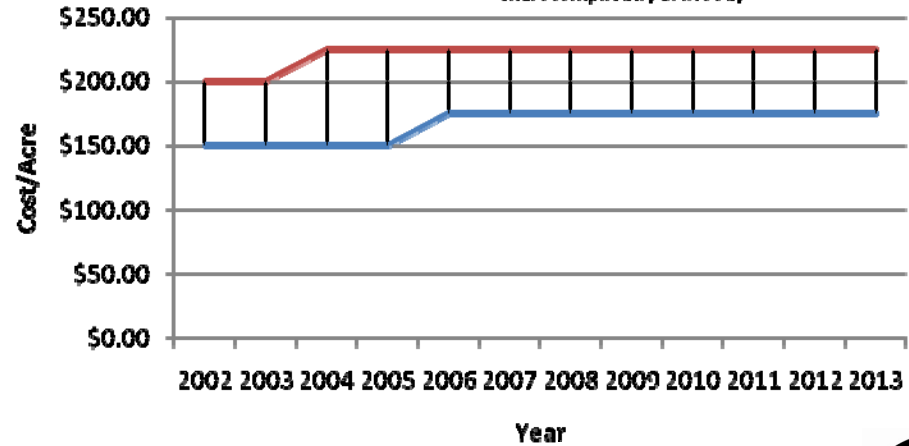
## Sale Price/Acre

Chart compiled by B. Hoody



## Annual Cash Rents

Chart compiled by B. Hoody



# Land Panel Discussion

Moderated by Charles J. Havranek

Maricopa County – Charlie Havranek

Pinal County – Steve Pendleton

Southeast AZ – Mark Finley

Imperial County- Myron Fortin

Yuma County- Bill Moody

