

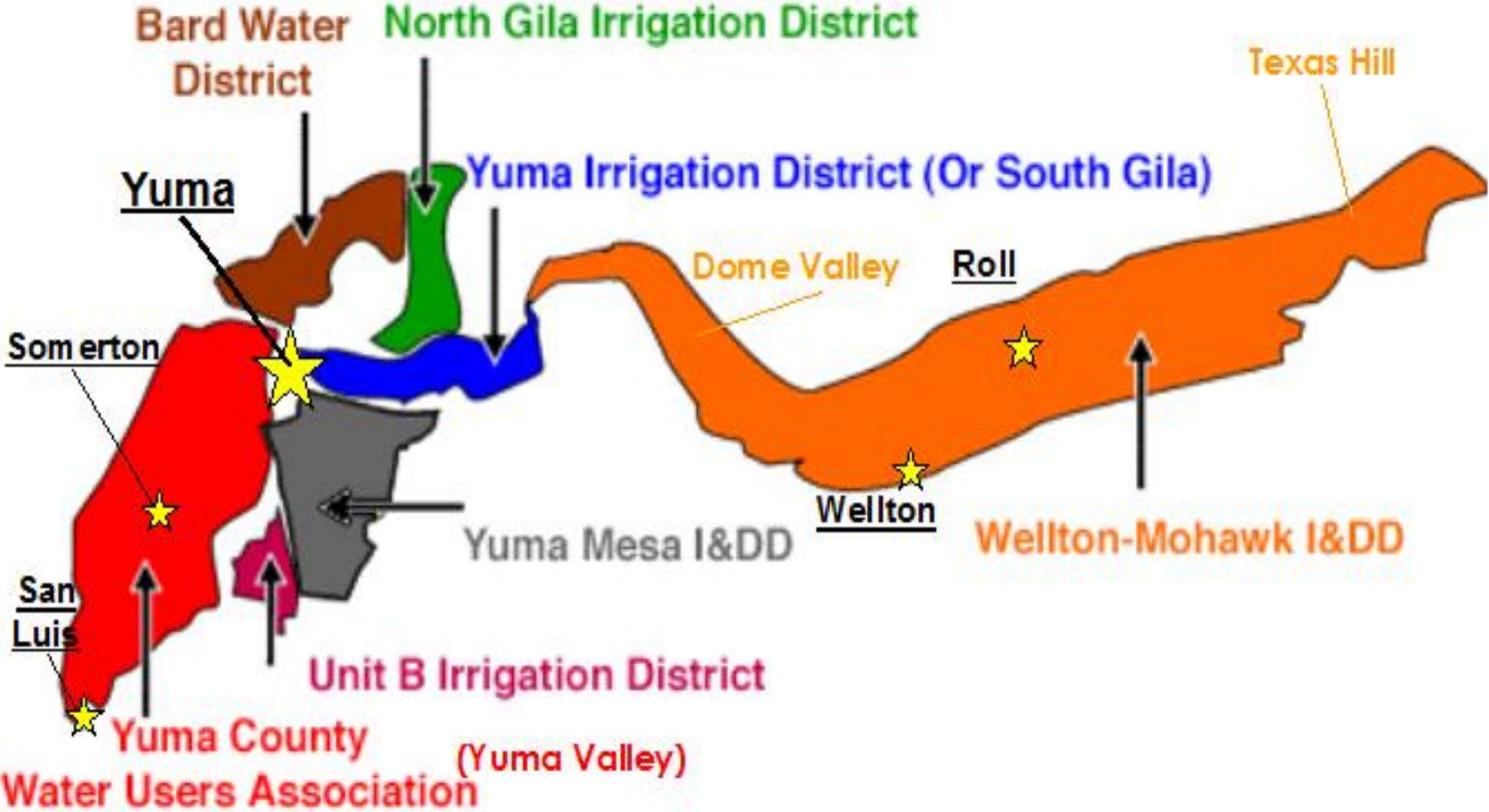
Yuma County Market Trends

Bill Moody

Robert J. Moody Appraisers



Yuma County



Yuma County Irrigation

Irrigation District Name	Size in Irrigable Acres	2016 Operation & Maintenance Fees.
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$98.00, includes first 5 acre feet.
Bard Valley (BWD)	15,000	\$106.50, includes first 5 acre feet
Unit 'B'	3,300	\$174.68, includes first 10 acre feet
<i>Gila Project</i>		
North Gila Valley	6,000	\$65, includes first 5 acre feet
South Gila Valley (YID)	12,000	\$58, includes first 5 acre feet
Wellton Mohawk	60,000	\$98, includes first four acre feet
Yuma Mesa	<u>19,200</u>	\$85, includes first 9 acre feet
Total Acreage	165,500	



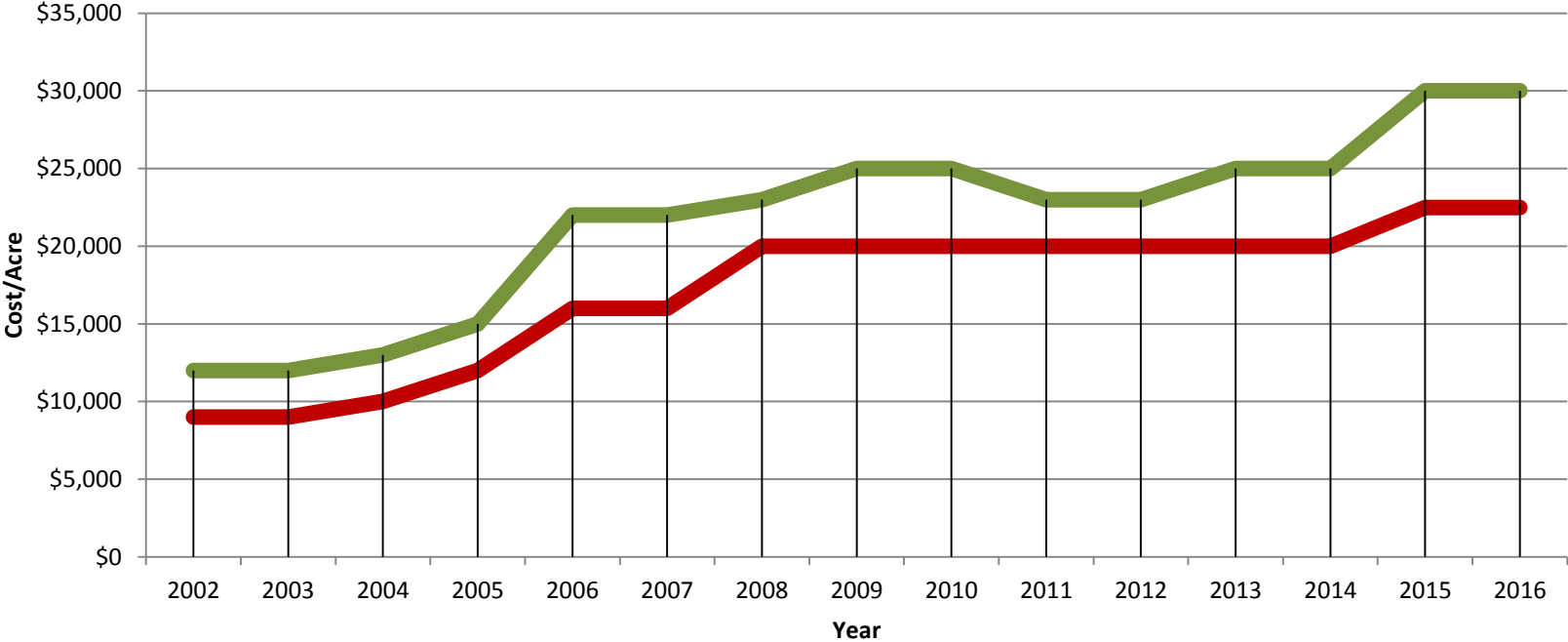
Values & Rent Rates For Irrigated Farmland in Yuma County & Bard Valley, February 2016

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$30,000 - \$36,000	Active / Upward	\$750 - \$900	Active / Upward
Lower Yuma Valley	\$25,000 - \$30,000	Active / Upward	\$600 - \$800	Active / Upward
North & South				
Gila Valleys	\$30,000 - \$36,000	Active / Upward	\$750 - \$900	Active / Upward
Yuma Mesa Districts	\$14,500 - \$20,000	Active / Upward	\$125 - \$200	Limited / Stable
Wellton-Mohawk Irrigation District				
Dome Valley	\$24,000 - \$31,500	Active / Upward	\$625 - \$775	Active / Upward
Wellton area	\$15,000 - \$25,000	Limited / Upward	\$450 - \$700	Active / Upward
Roll area	\$12,000 - \$16,000	Active / Upward	\$350 - \$550	Active / Upward
Texas Hill	\$10,000 - \$13,000	Limited / Upward	\$300 - \$450	Active / Upward
Wellton Mesa	\$9,000 - \$11,000	Limited / Upward	\$200 - \$250	Limited / Stable
Bard Valley, CA.				
Irrigated Farmland	\$22,500 - \$30,000	Active / Stable	\$700 - \$875	Active / Stable
Medjool Dates	\$60,000 - \$100,000	Active / Stable	\$.50 - \$.60/lb	Active / Stable



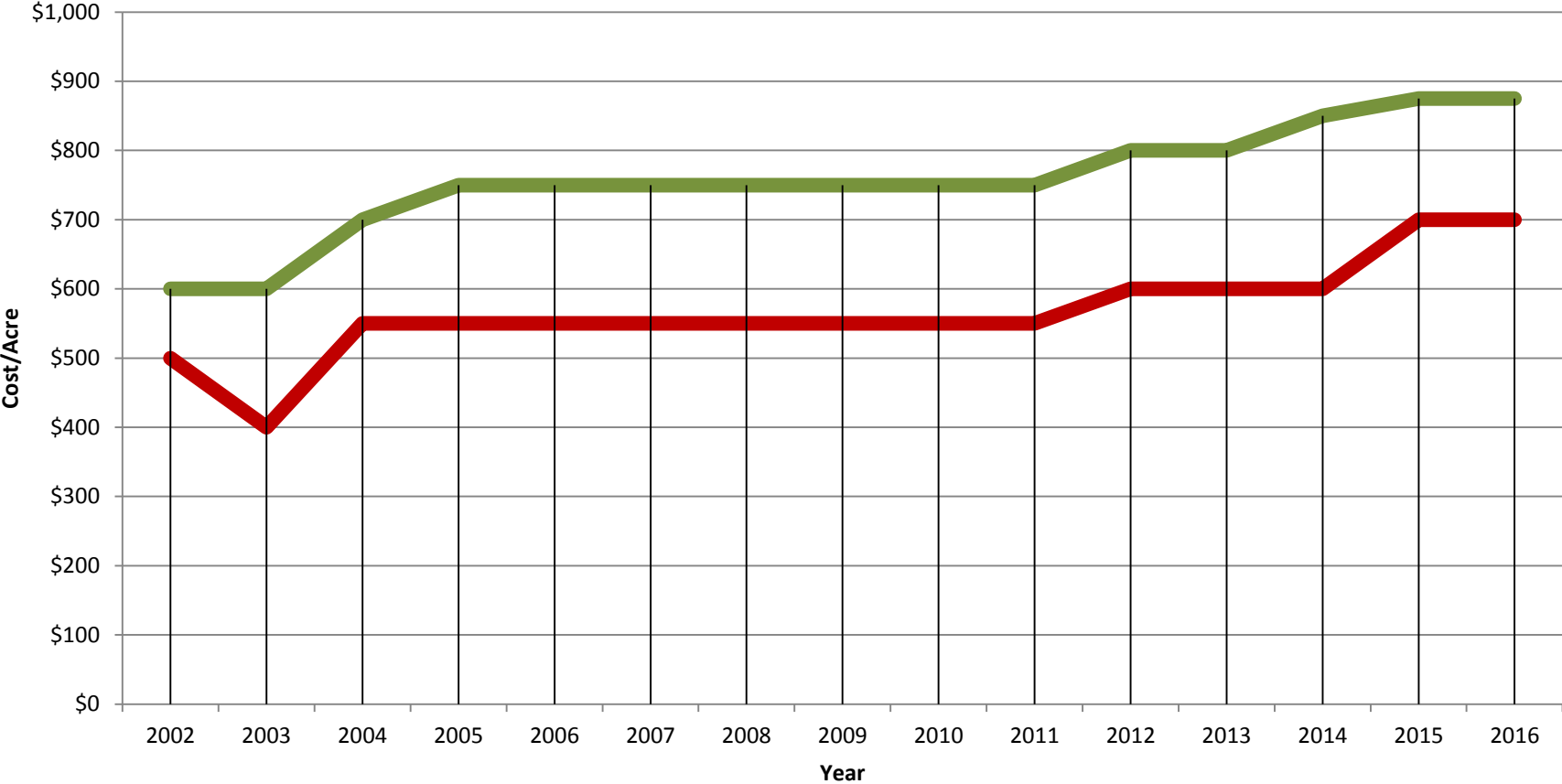
Bard Valley, CA. Irrigated Farmland

Sale Price/Acre



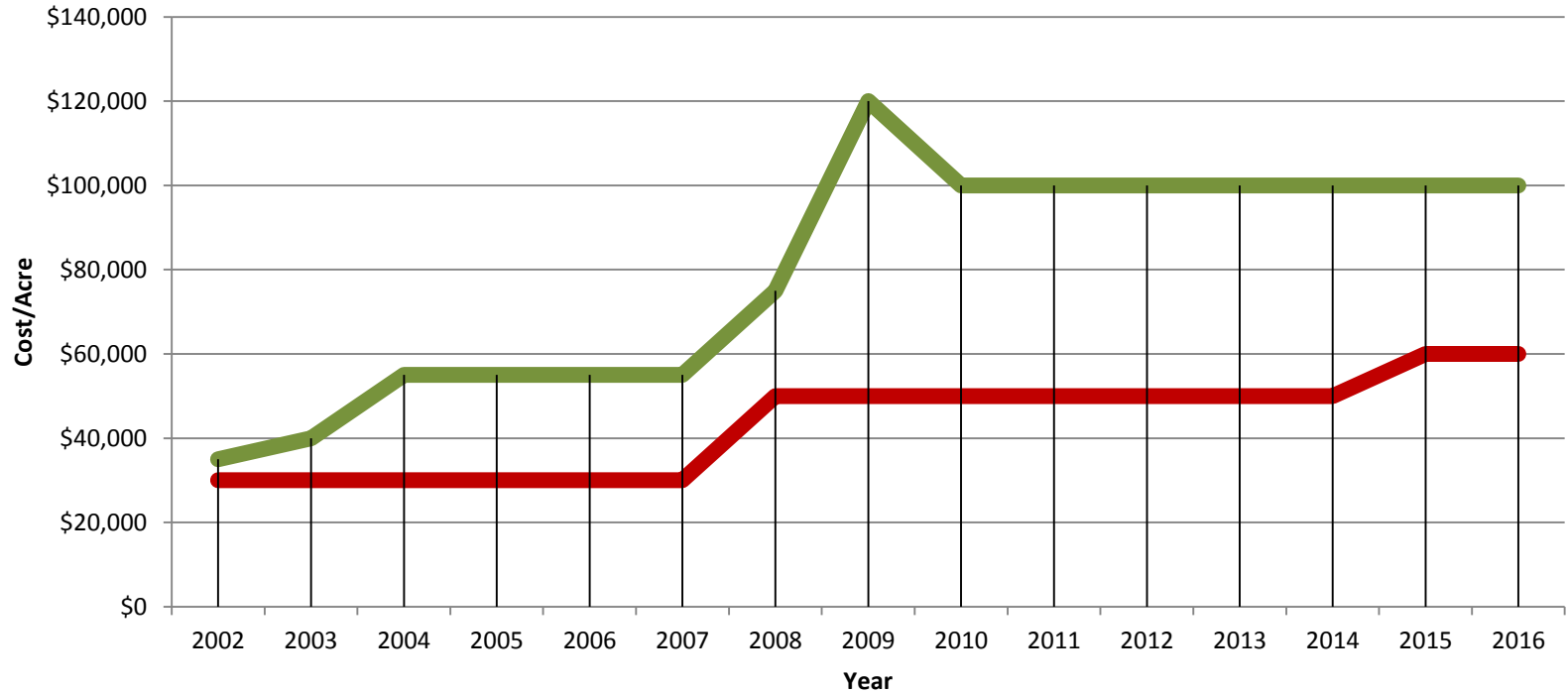
Bard Valley, CA. Irrigated Farmland

Annual Cash Rents



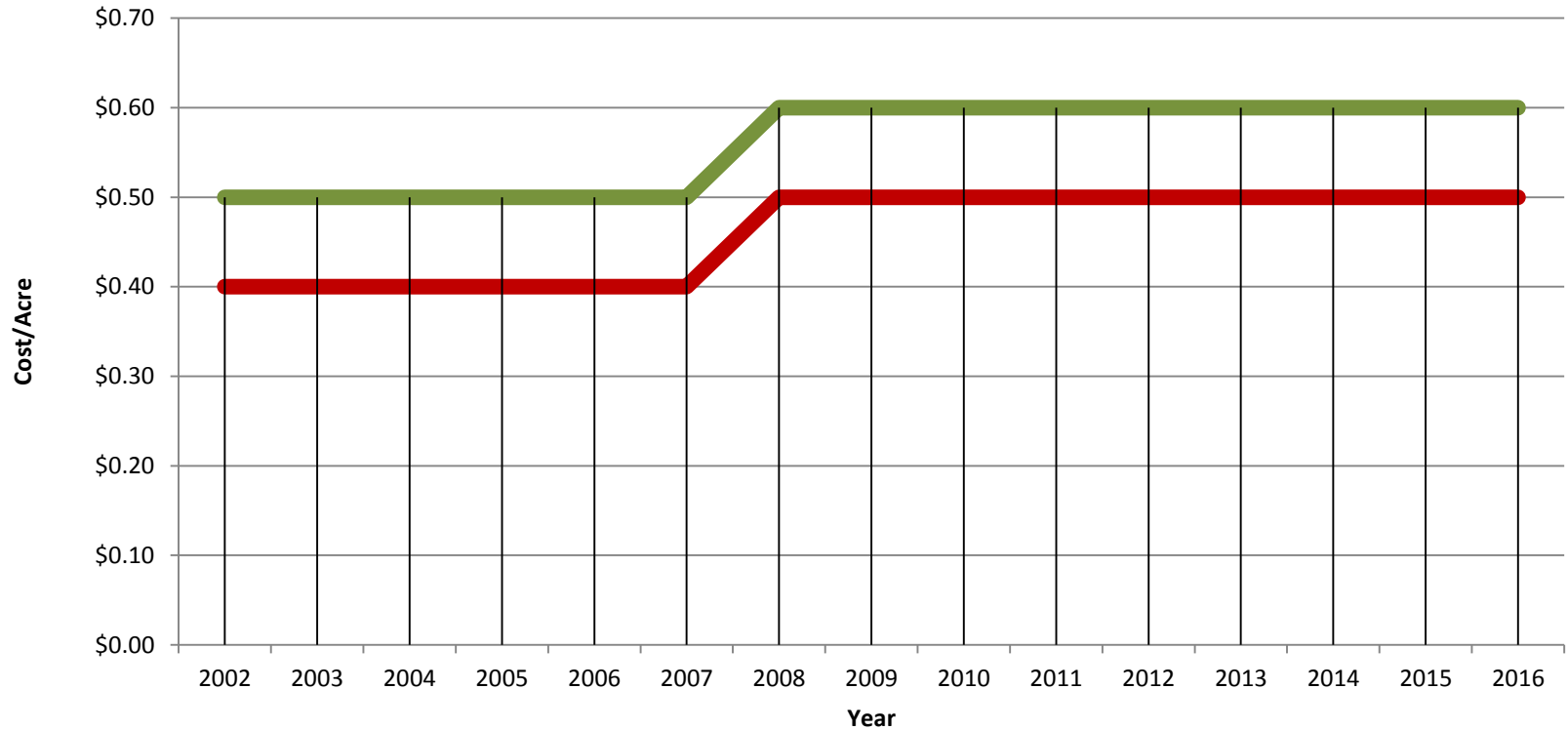
Medjool Dates

Sale Price/Acre



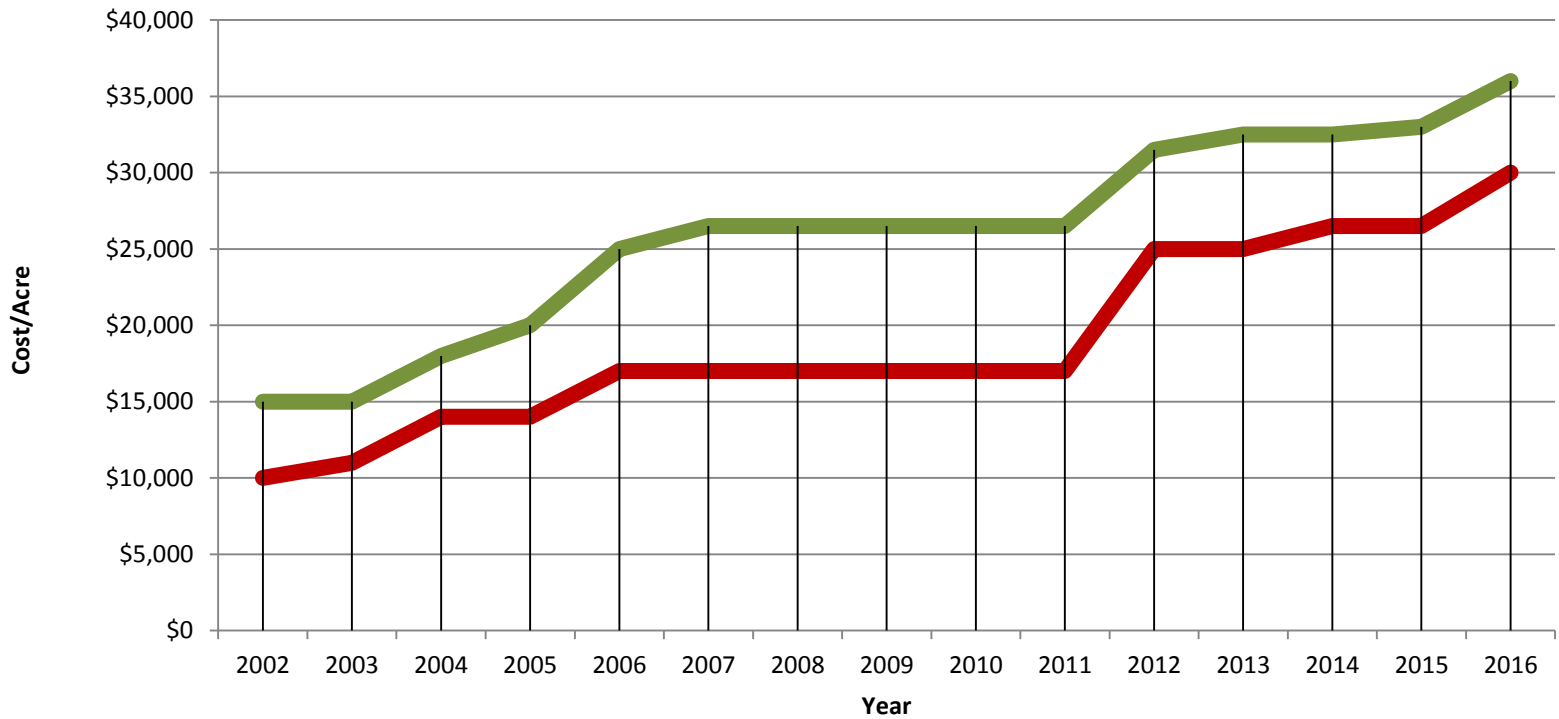
Medjool Dates

Annual Cash Rents



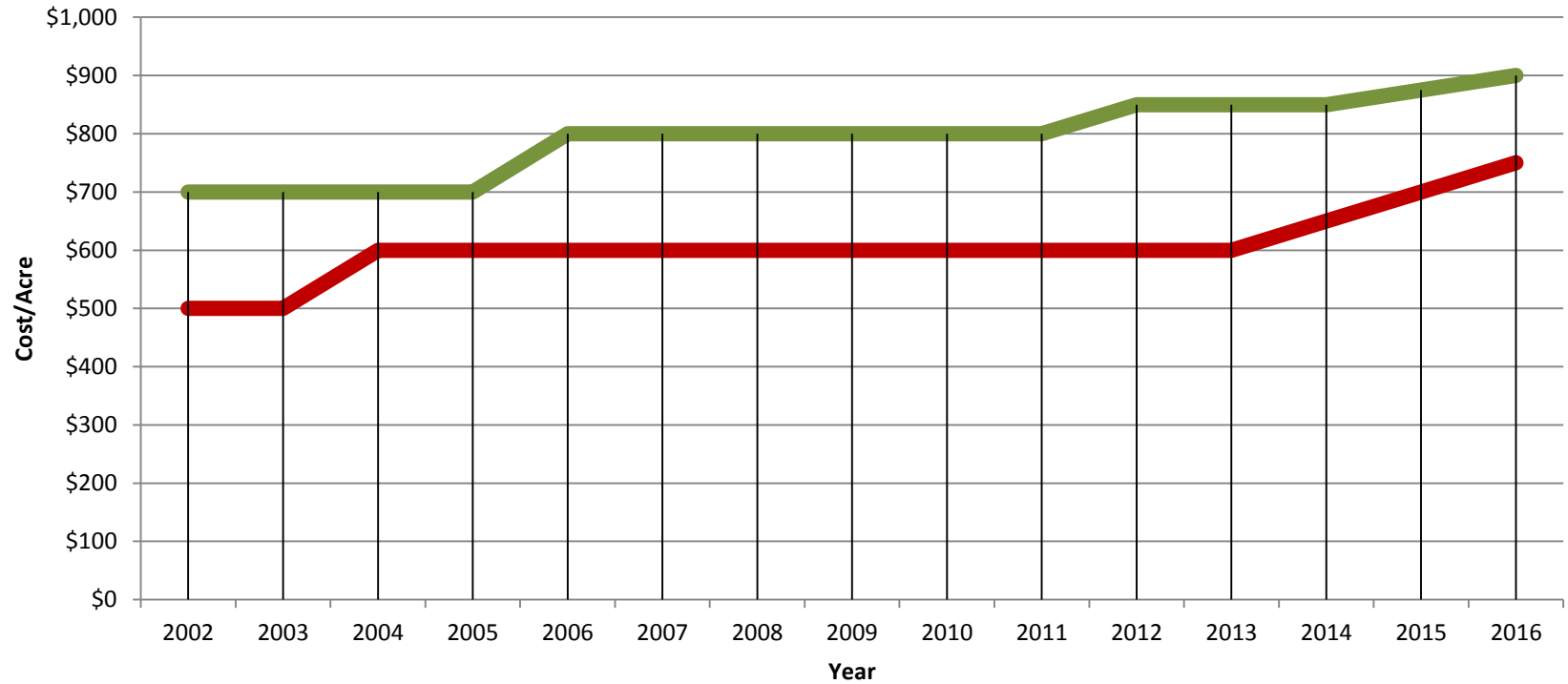
North and South Gila Valleys

Sale Price/Acre



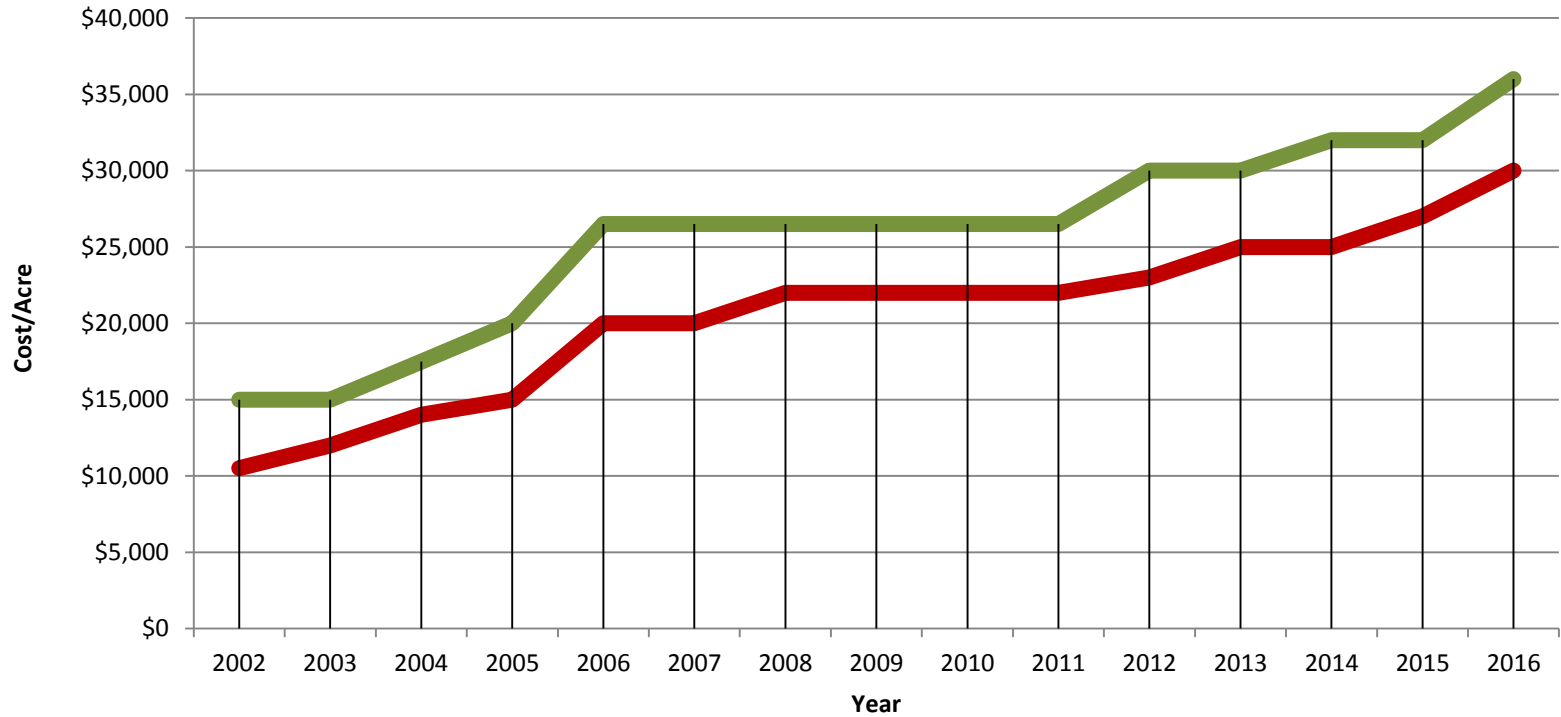
North and South Gila Valleys

Annual Cash Rents



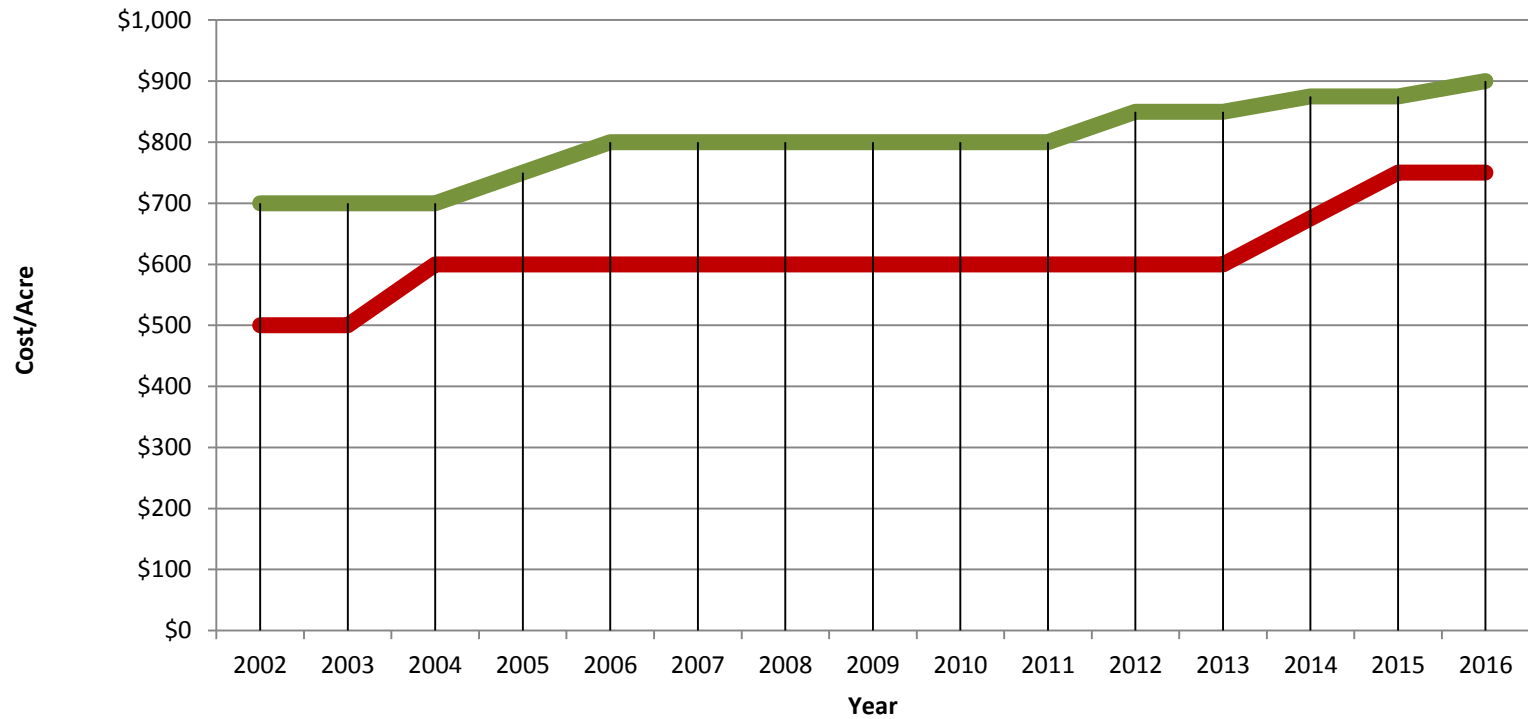
Upper Yuma Valley

Sale Price/Acre



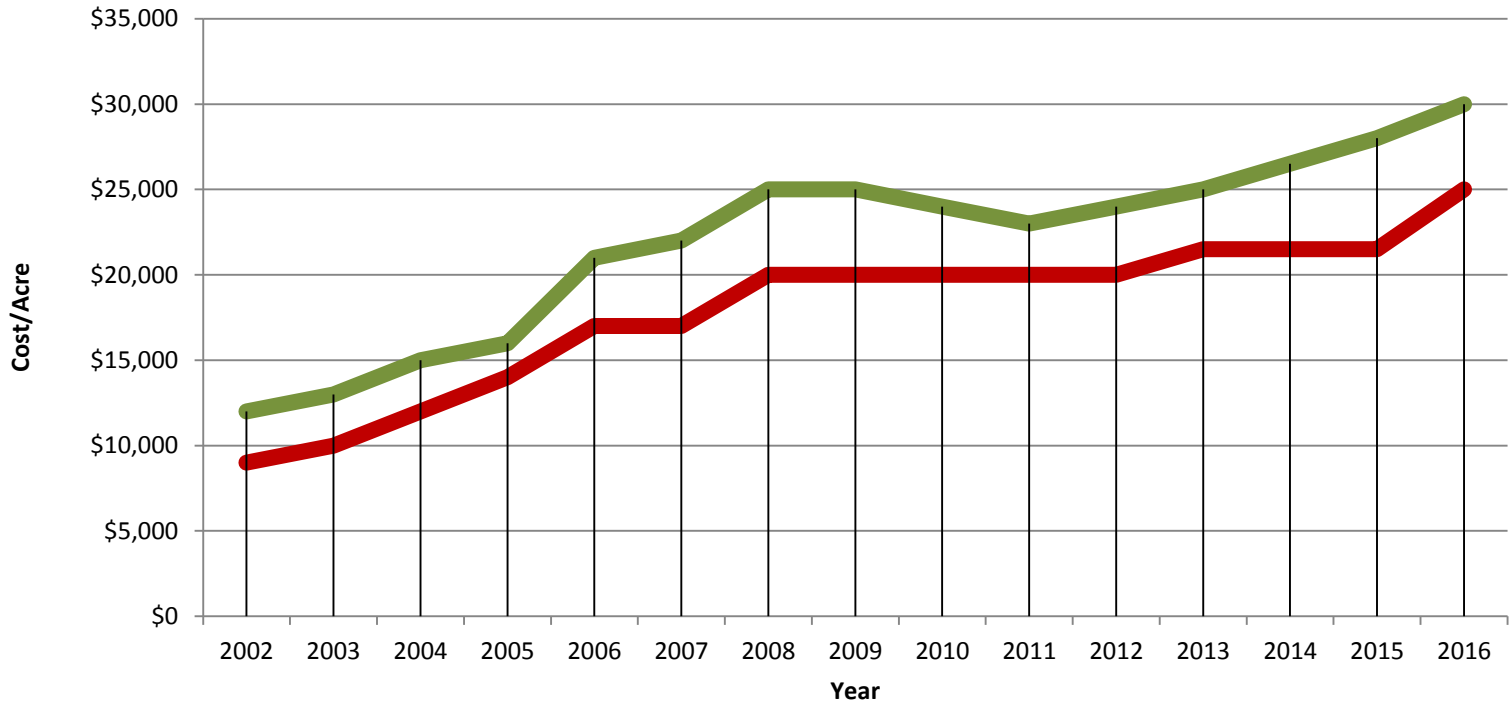
Upper Yuma Valley

Annual Cash Rents



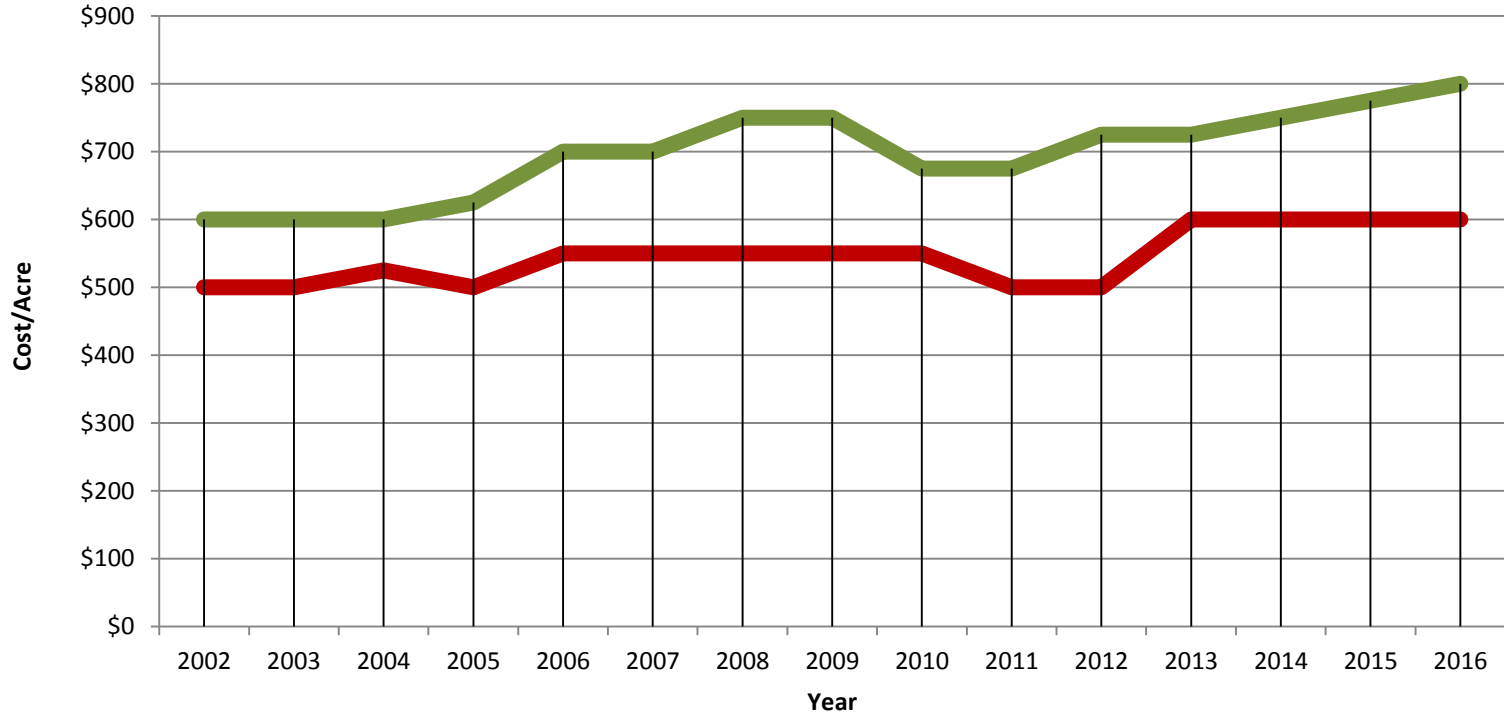
Lower Yuma Valley

Sale Price/Acre



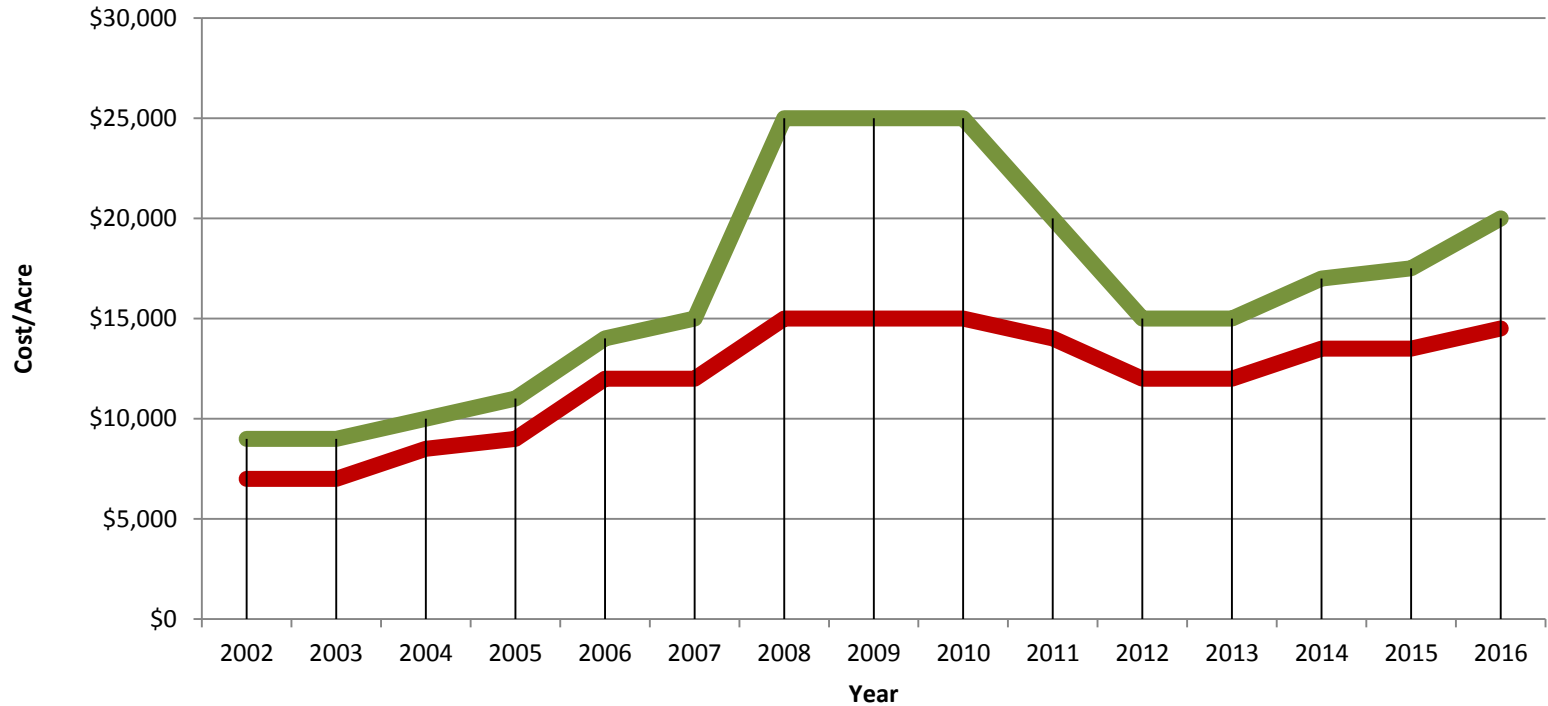
Lower Yuma Valley

Annual Cash Rents



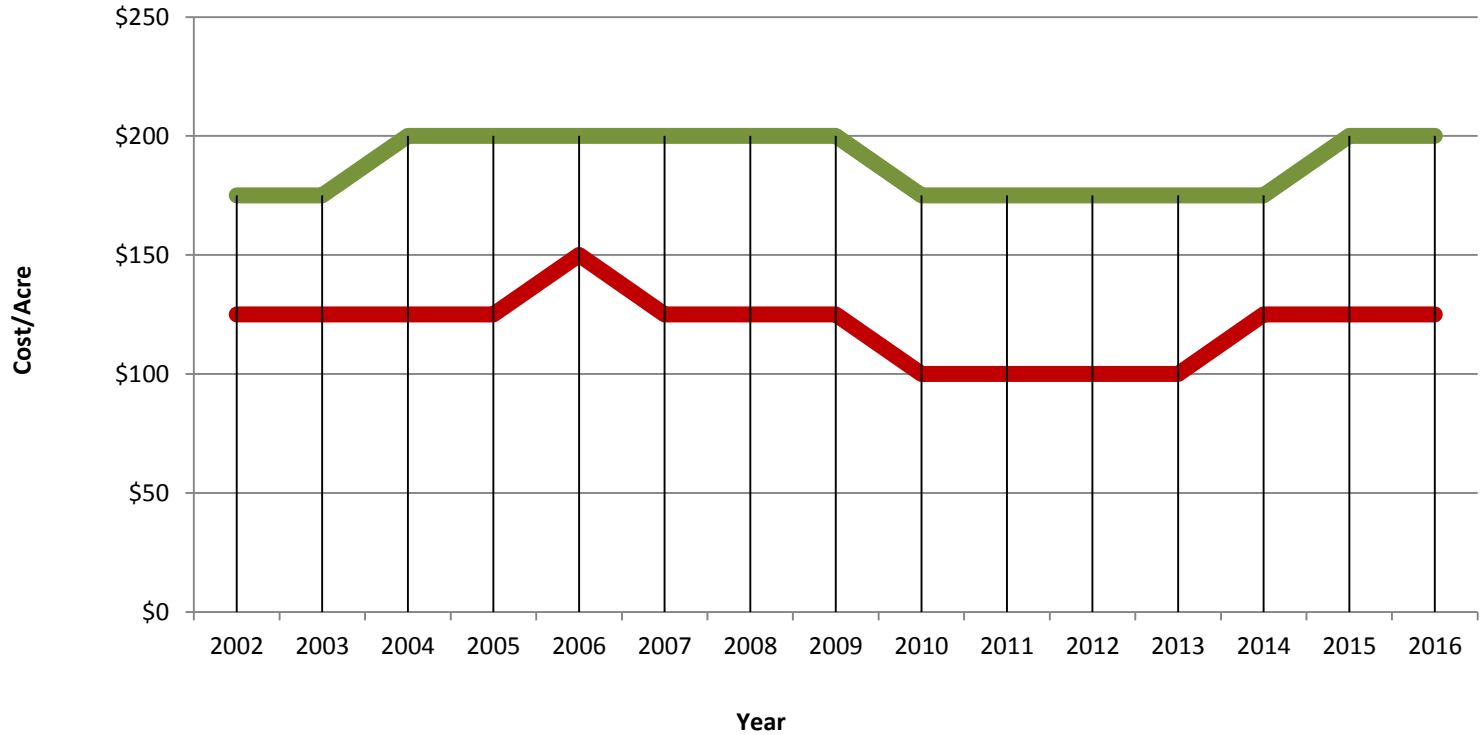
Yuma Mesa Districts

Sale Price/Acre



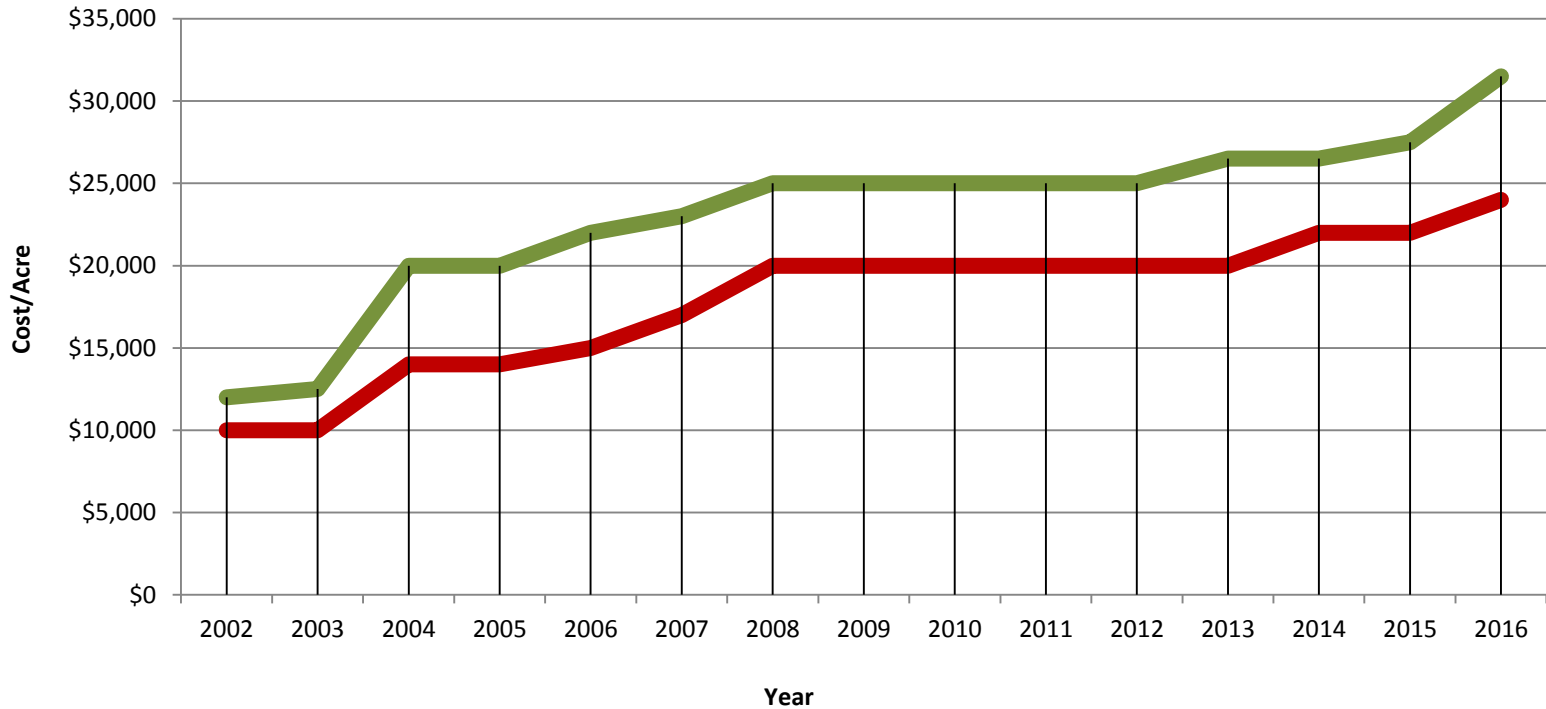
Yuma Mesa Districts

Annual Cash Rents



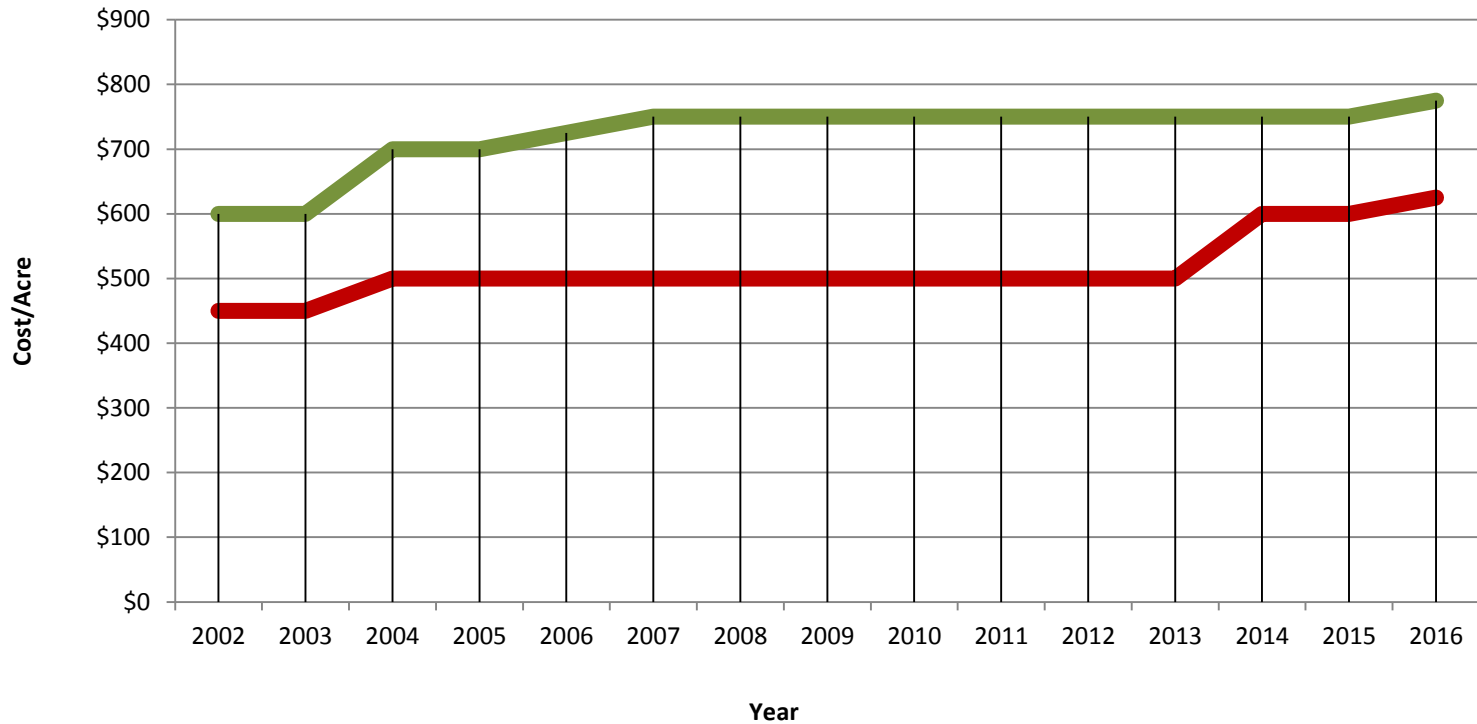
Wellton-Mohawk, Dome Valley

Sale Price/Acre



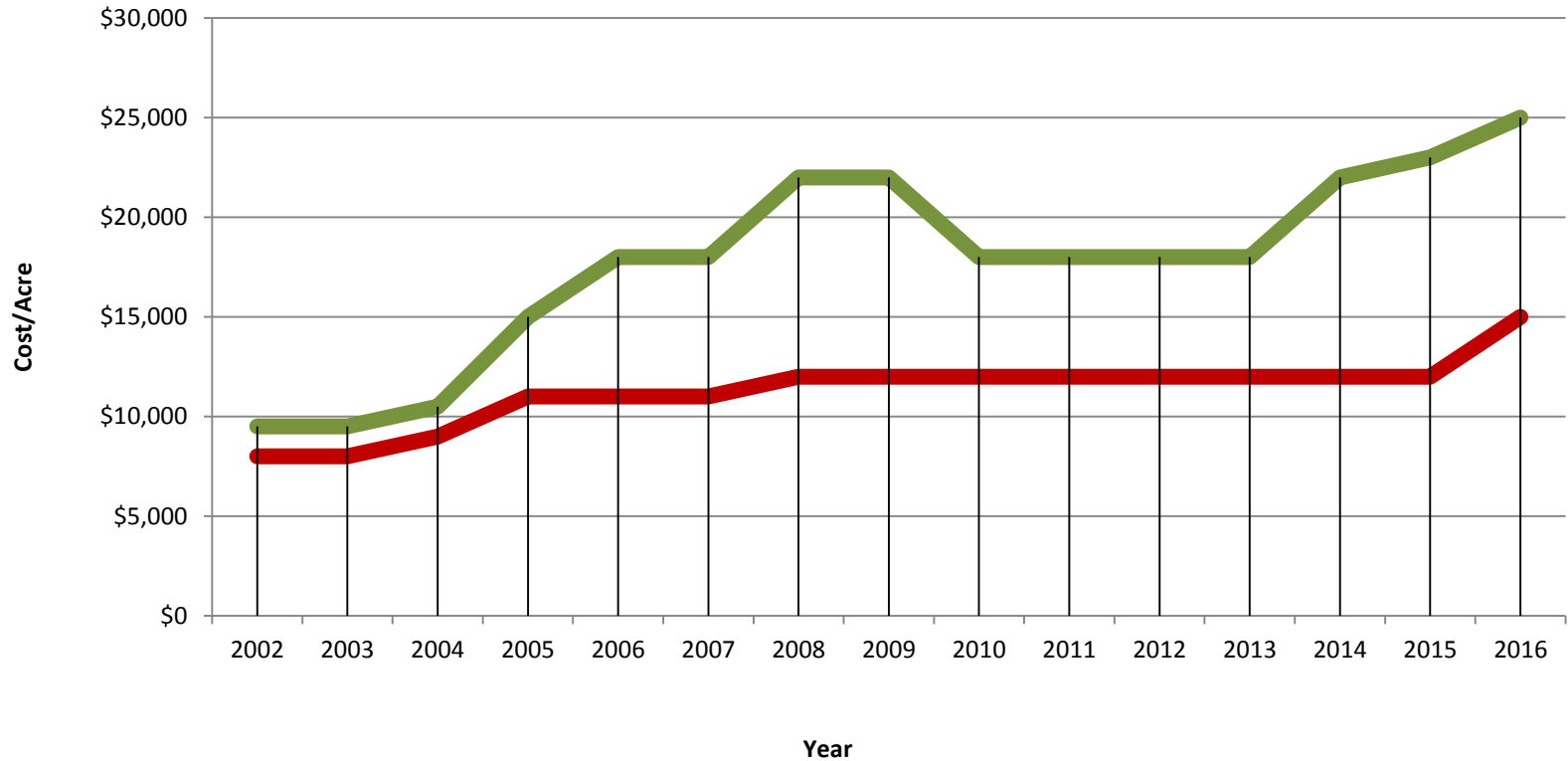
Wellton-Mohawk, Dome Valley

Annual Cash Rents



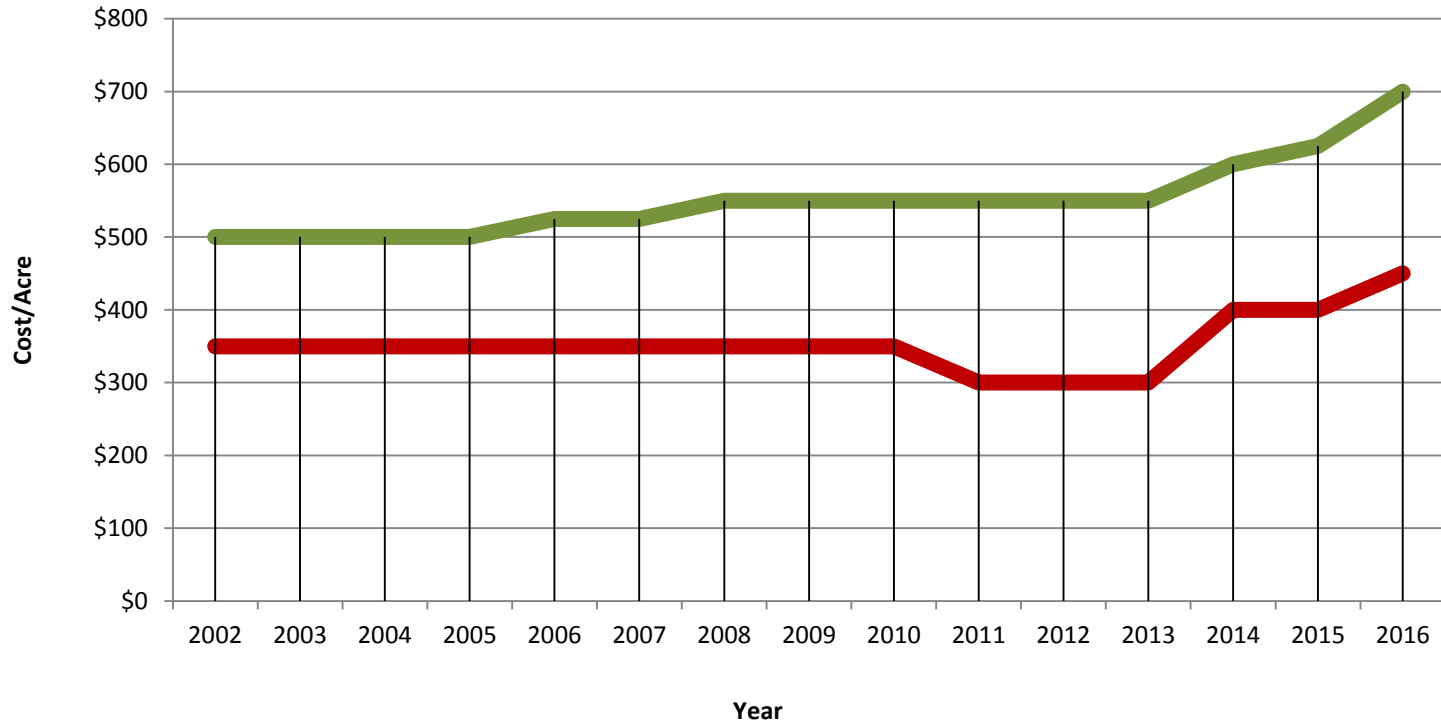
Wellton Area

Sale Price/Acre



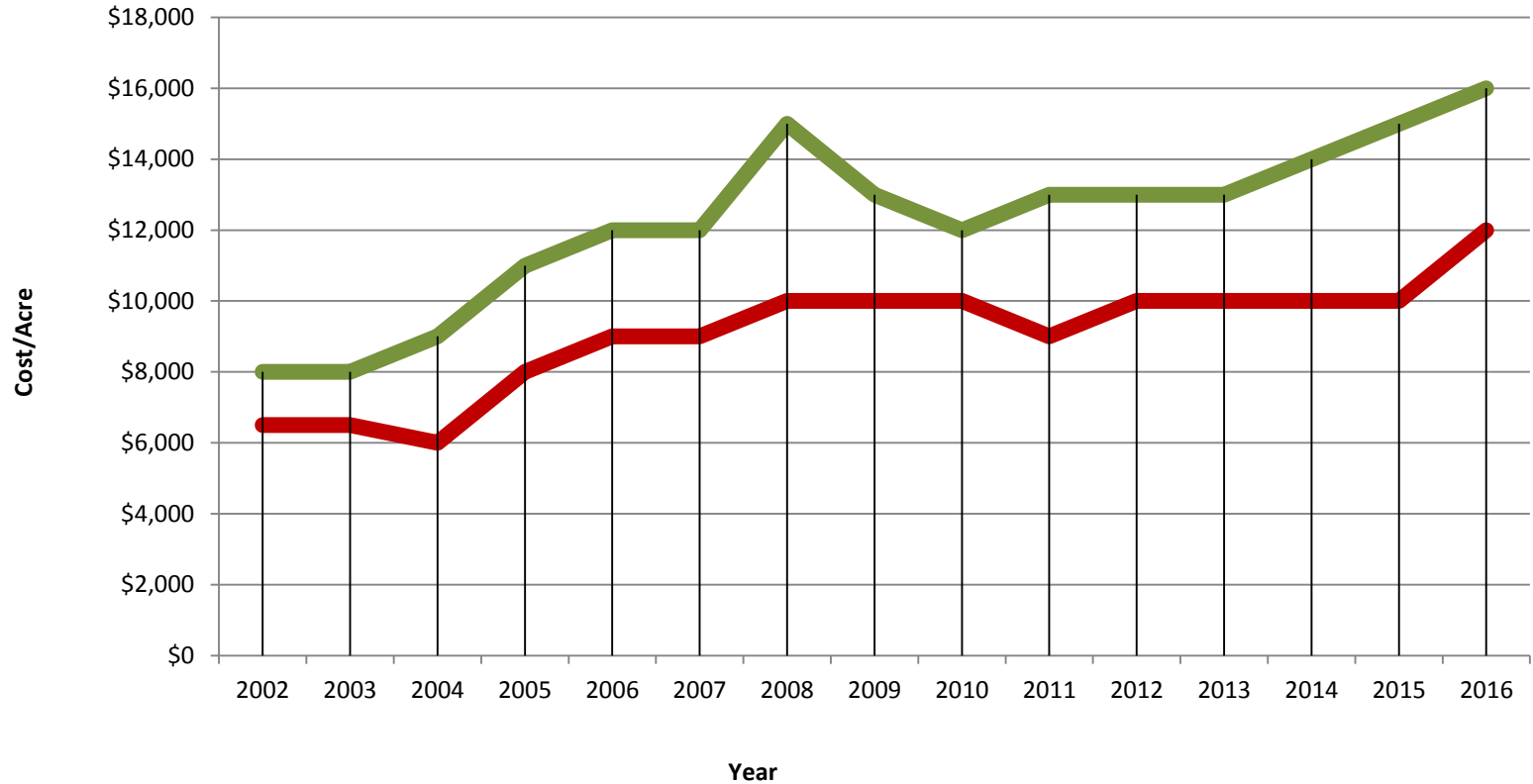
Wellton Area

Annual Cash Rents



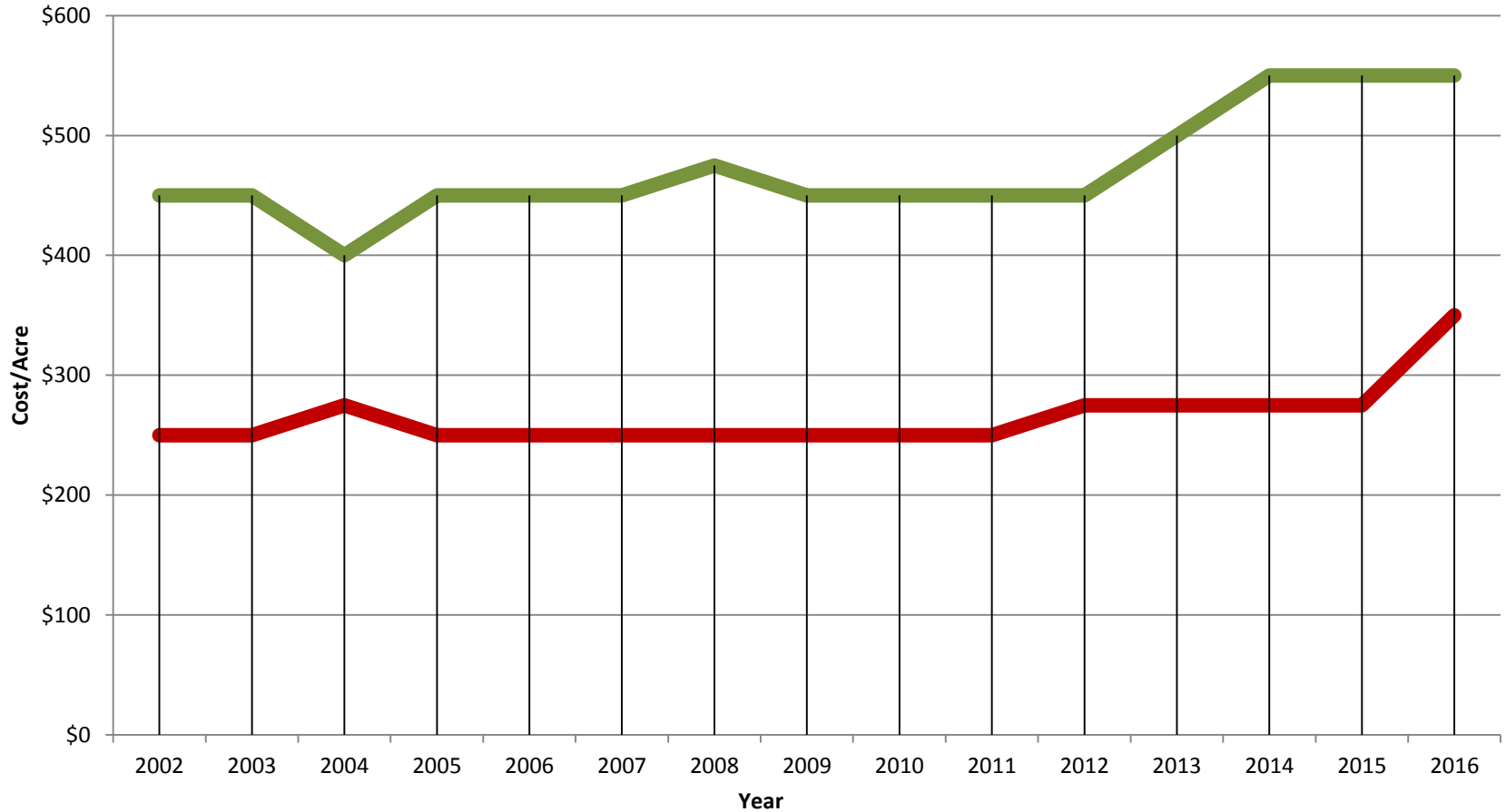
Roll Area

Sale Price/Acre



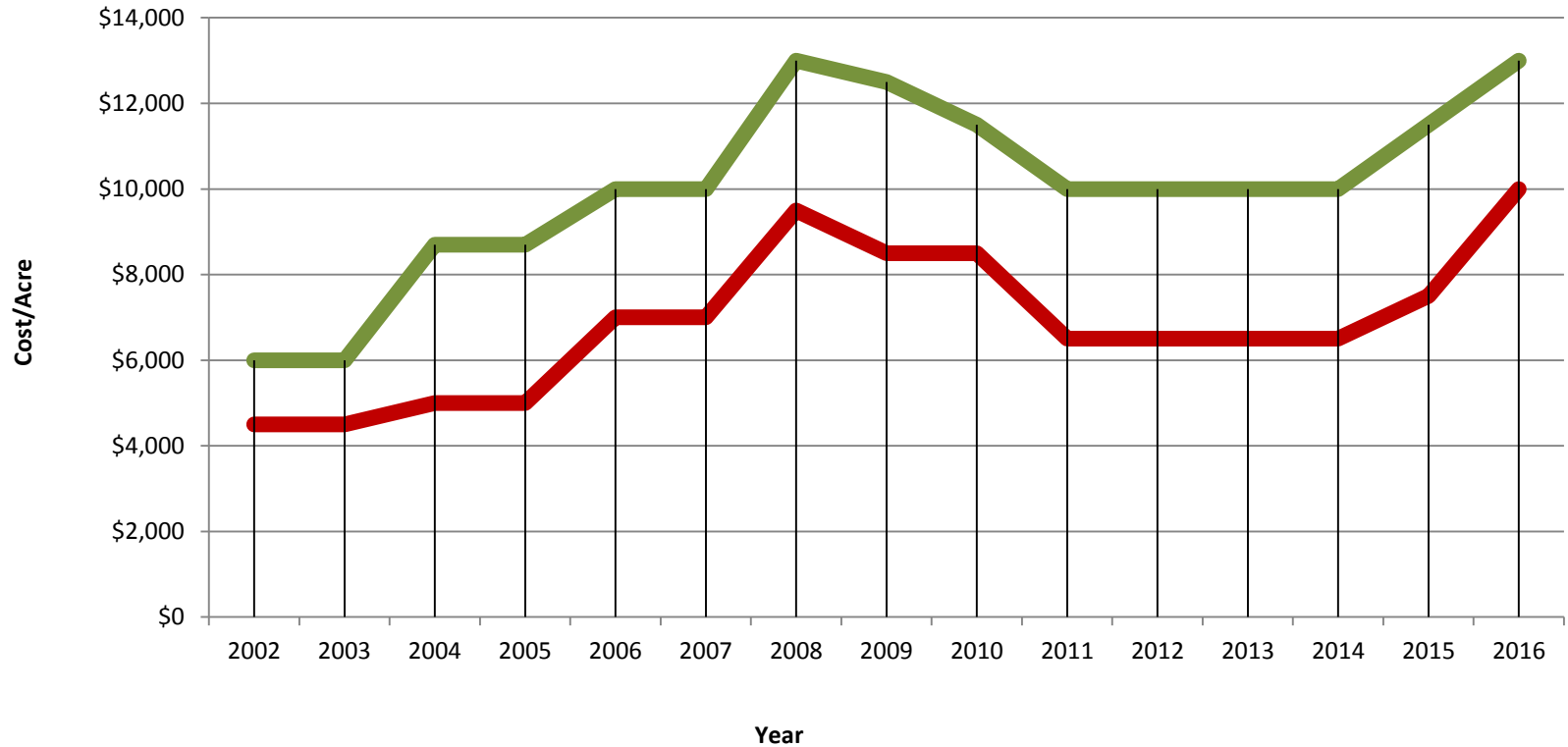
Roll Area

Annual Cash Rents



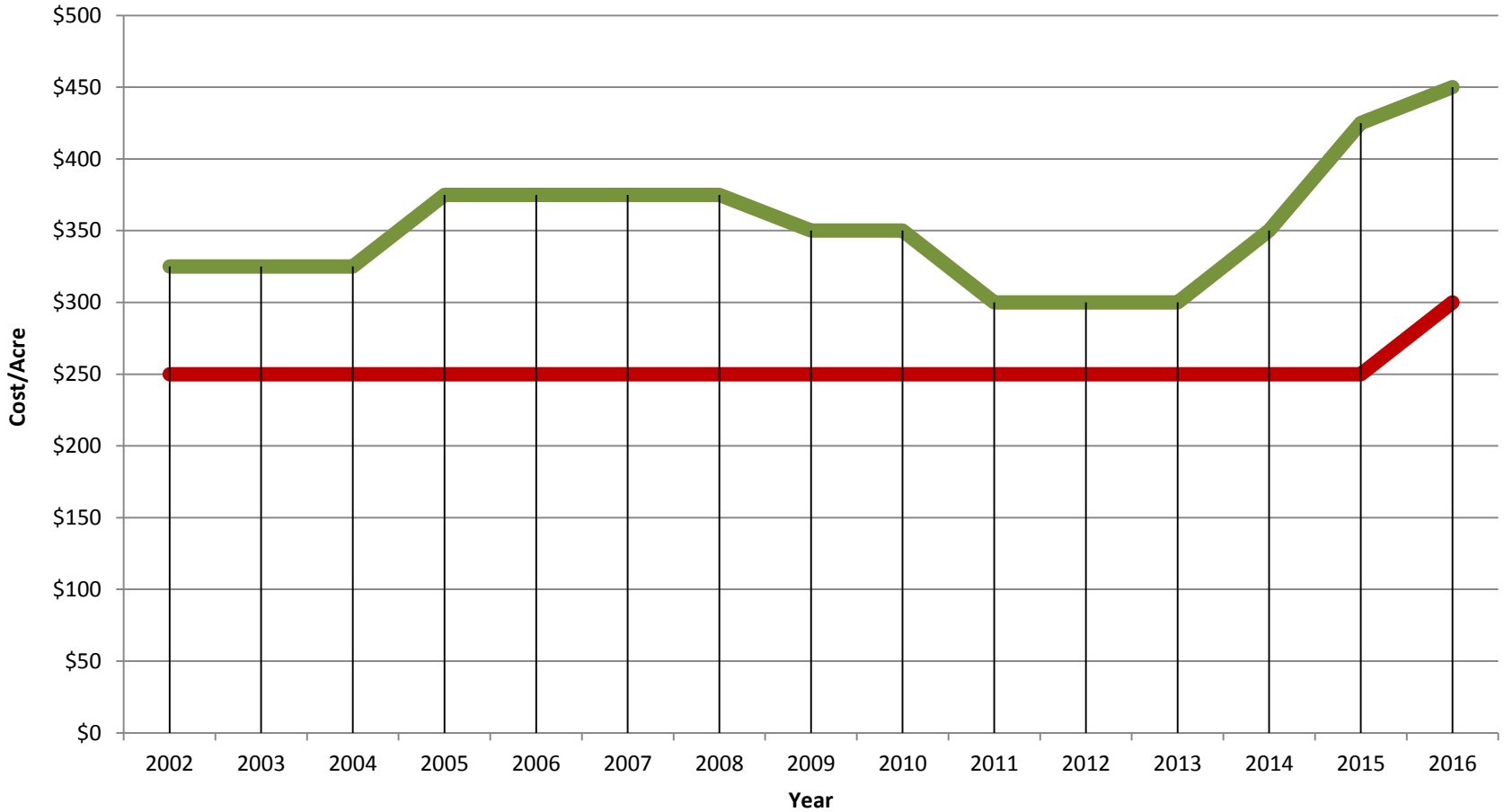
Texas Hill

Sale Price/Acre



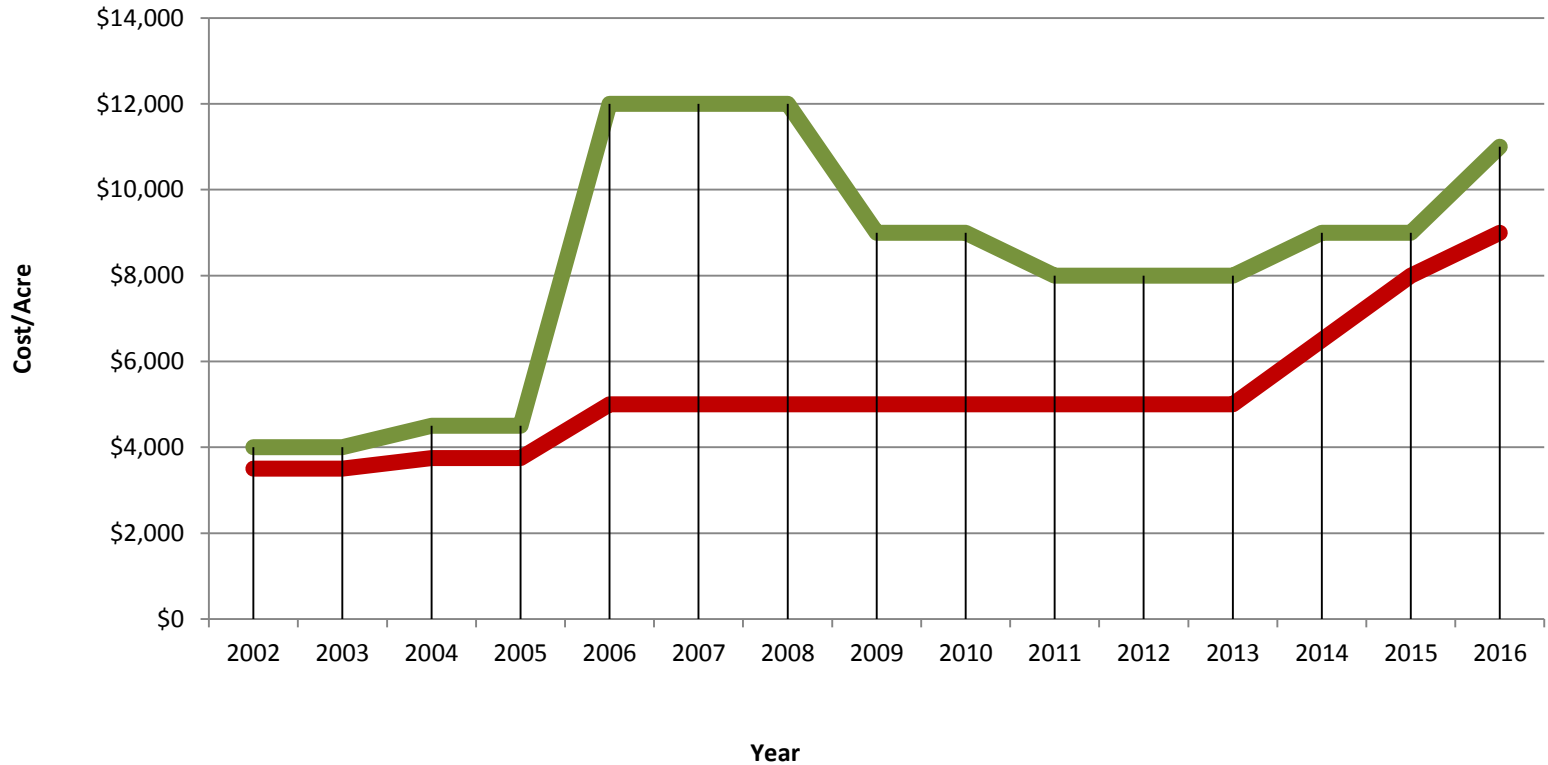
Texas Hill

Annual Cash Rents



Wellton Mesa

Sale Price/Acre



Wellton Mesa

Annual Cash Rents

