

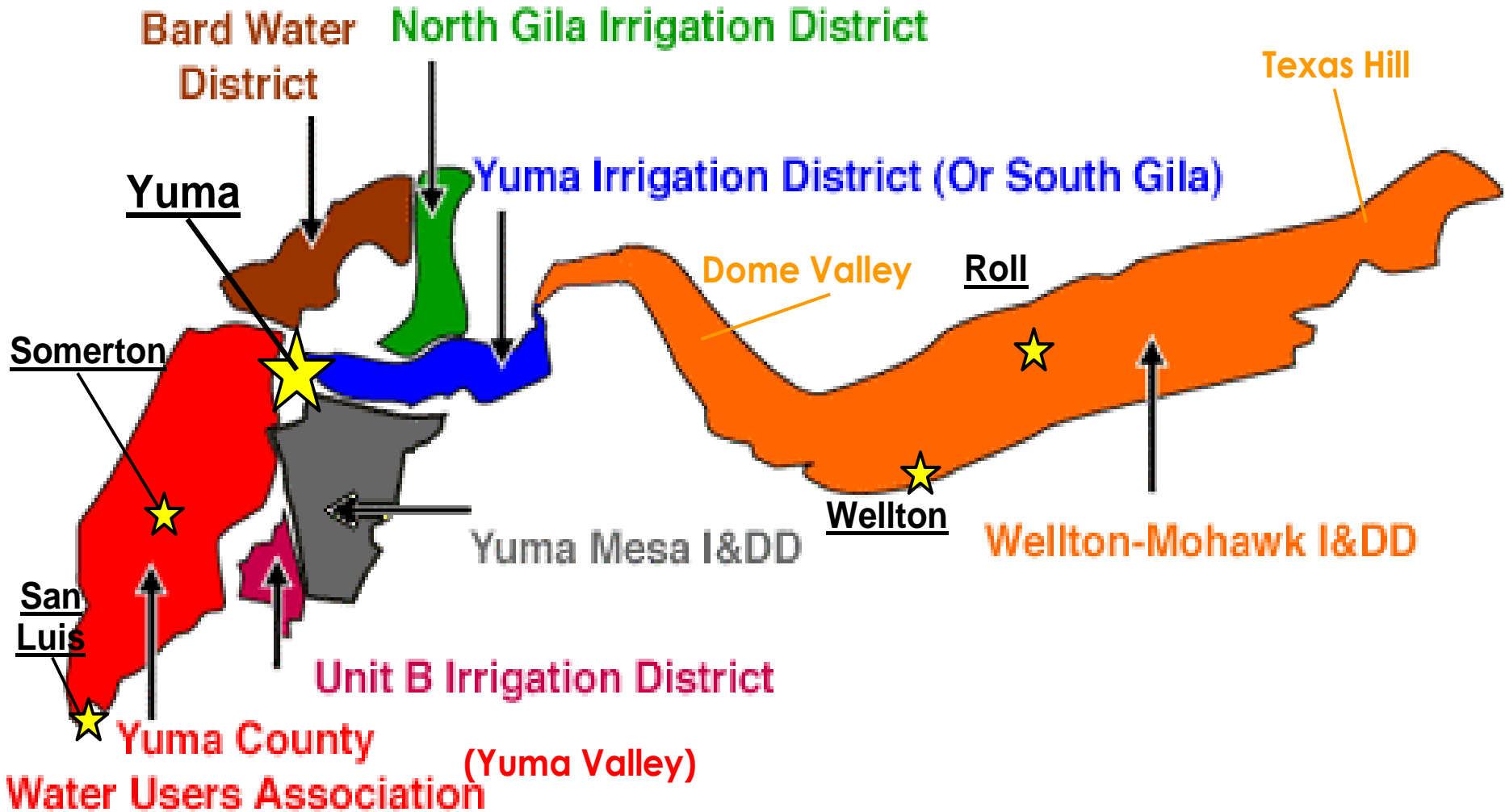
Yuma County Market Trends

Bill Moody

Robert J. Moody Appraisers



Yuma County



Yuma County Irrigation

Irrigation District Name	Size in Irrigable Acres	2018 Operation & Maintenance Fees.
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$102, includes first 5 acre feet & IID fee
Bard Valley (BWD)	15,000	\$134, includes first 5 acre feet & const repayment
Unit 'B'	3,300	\$174.68, includes first 10 acre feet
<i>Gila Project</i>		
North Gila Valley	6,000	\$68, includes first 5 acre feet
South Gila Valley (YID)	12,000	\$68, includes first 5 acre feet & IID fee
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	



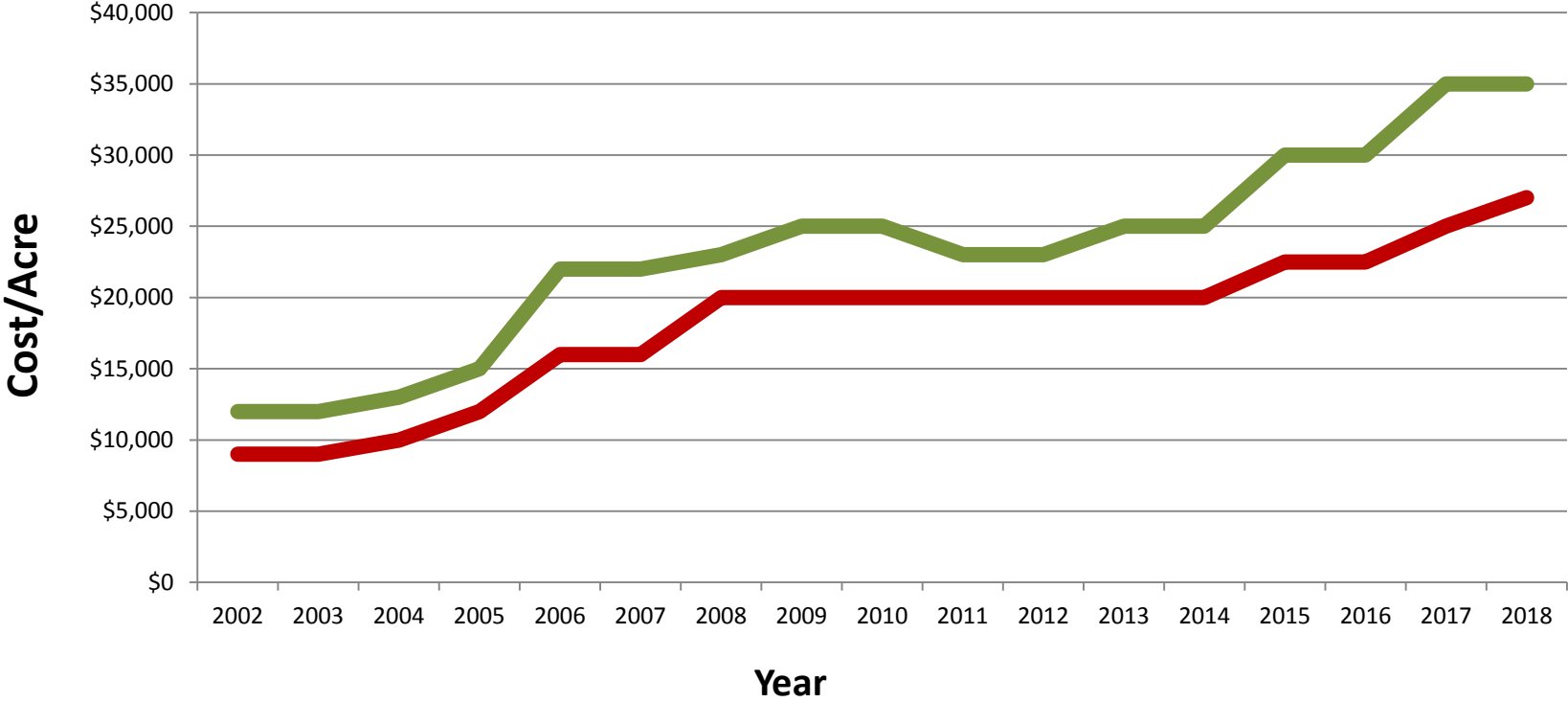
Values & Rent Rates For Irrigated Farmland in Yuma County & Bard Valley, February 2018

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$32,000 - \$38,000	Active / Stable	\$825 - \$975	Active / Upward
Lower Yuma Valley	\$30,000 - \$34,000	Active / Upward	\$700 - \$850	Active / Upward
North & South				
Gila Valleys	\$32,000 - \$38,000	Limited / Stable	\$825 - \$975	Active / Upward
Yuma Mesa Districts	\$15,000 - \$20,000	Active / Stable	\$125 - \$200	Limited / Stable
Wellton-Mohawk Irrigation District				
Dome Valley	\$25,000 - \$34,000	Limited / Stable	\$650 - \$825	Active / Stable
Wellton area	\$15,500 - \$26,000	Active / Upward	\$450 - \$735	Active / Stable
Roll area	\$14,000 - \$18,000	Active / Upward	\$350 - \$600	Active / Stable
Texas Hill	\$11,000 - \$14,000	Limited / Upward	\$350 - \$475	Active / Upward
Wellton Mesa	\$9,000 - \$11,500	Limited / Stable	\$200 - \$250	Limited / Stable
Bard Valley, CA.				
Irrigated Farmland	\$27,000 - \$35,000	Limited / Upward	\$750 - \$900	Active / Stable
Medjool Dates	\$60,000 - \$100,000	Limited / Stable	\$.45 - \$.50/lb	Active / Down



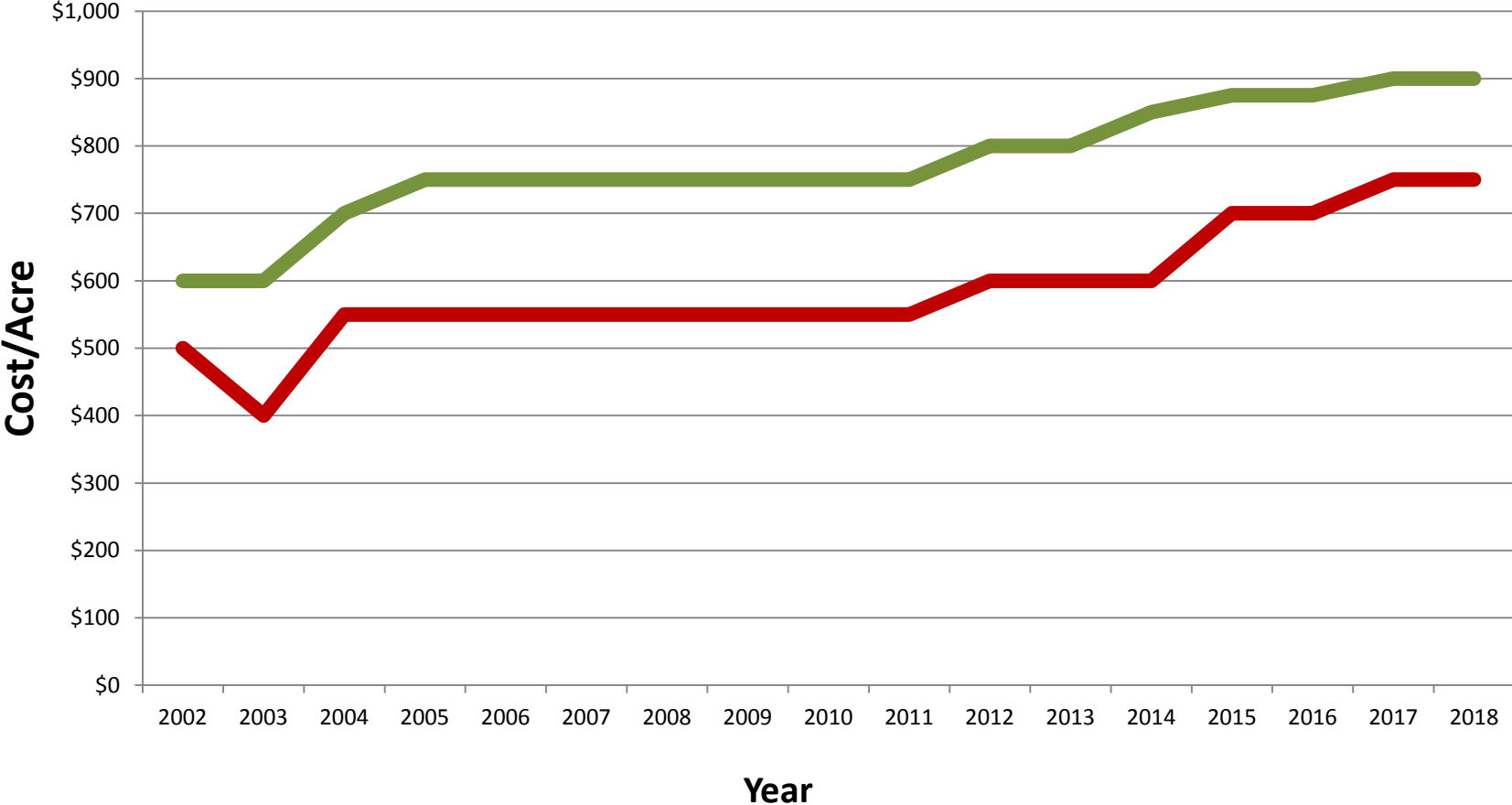
Bard Valley, CA. Irrigated Farmland

Sale Price/Acre



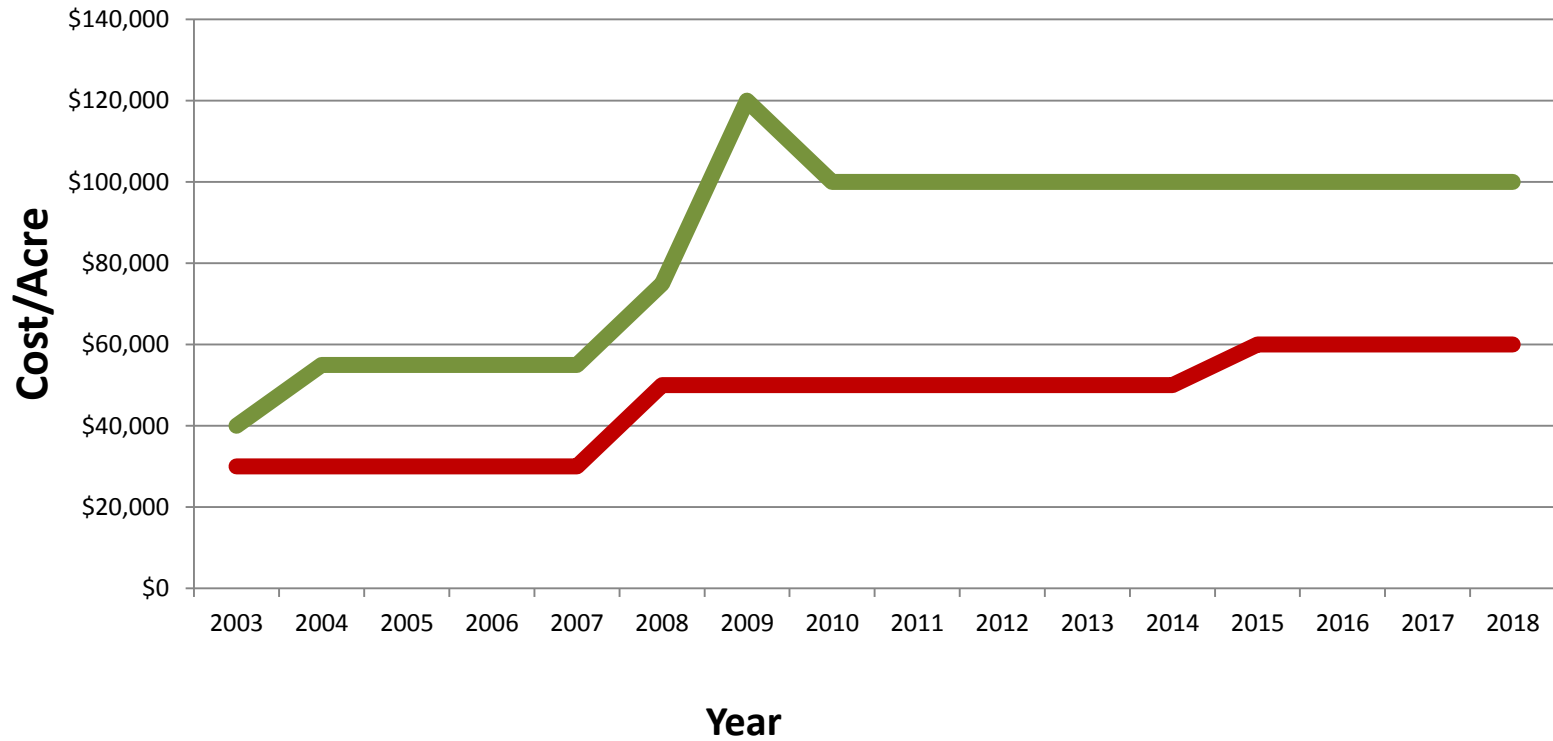
Bard Valley, CA. Irrigated Farmland

Annual Cash Rents



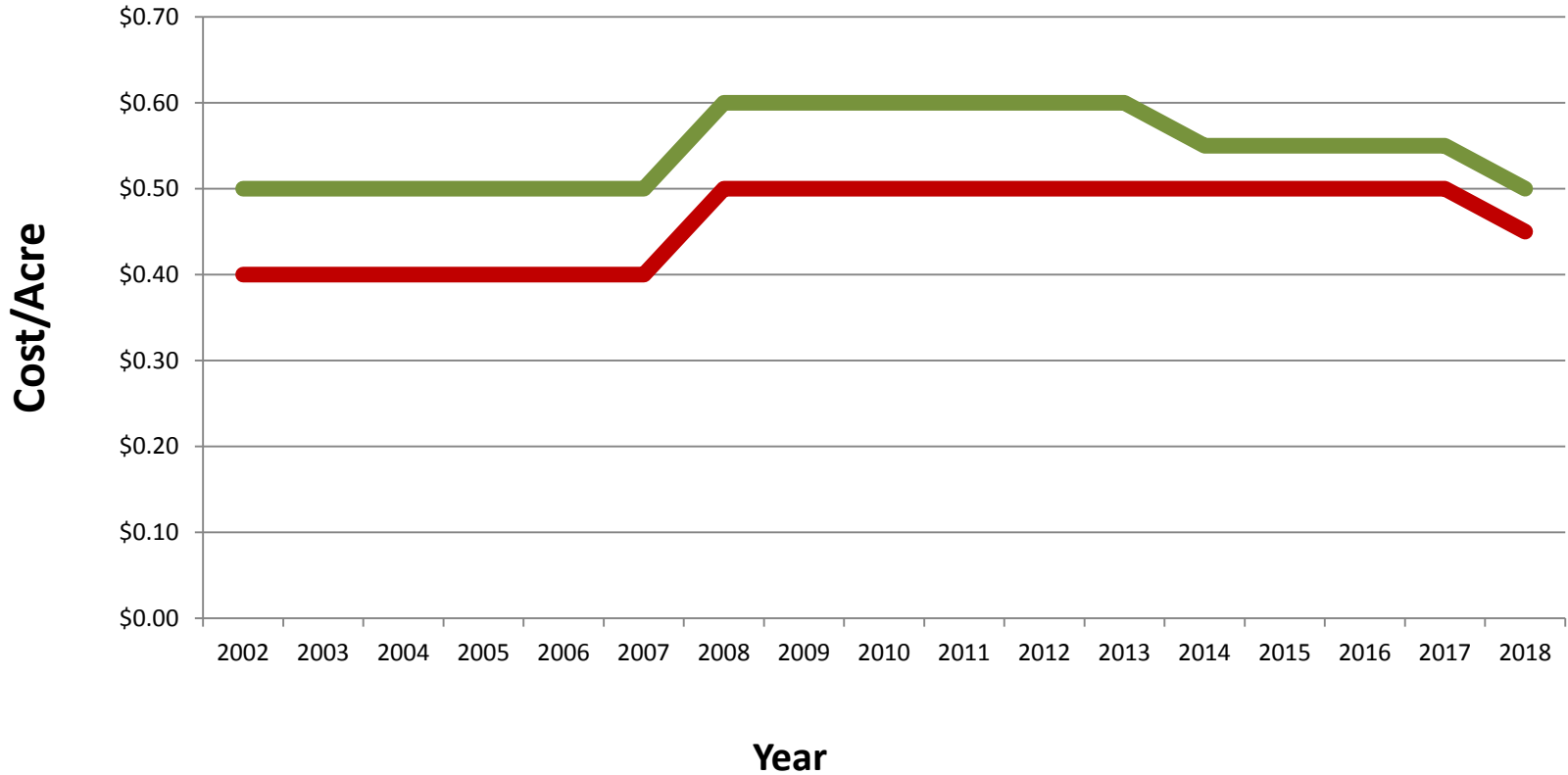
Medjool Dates

Sale Price/Acre



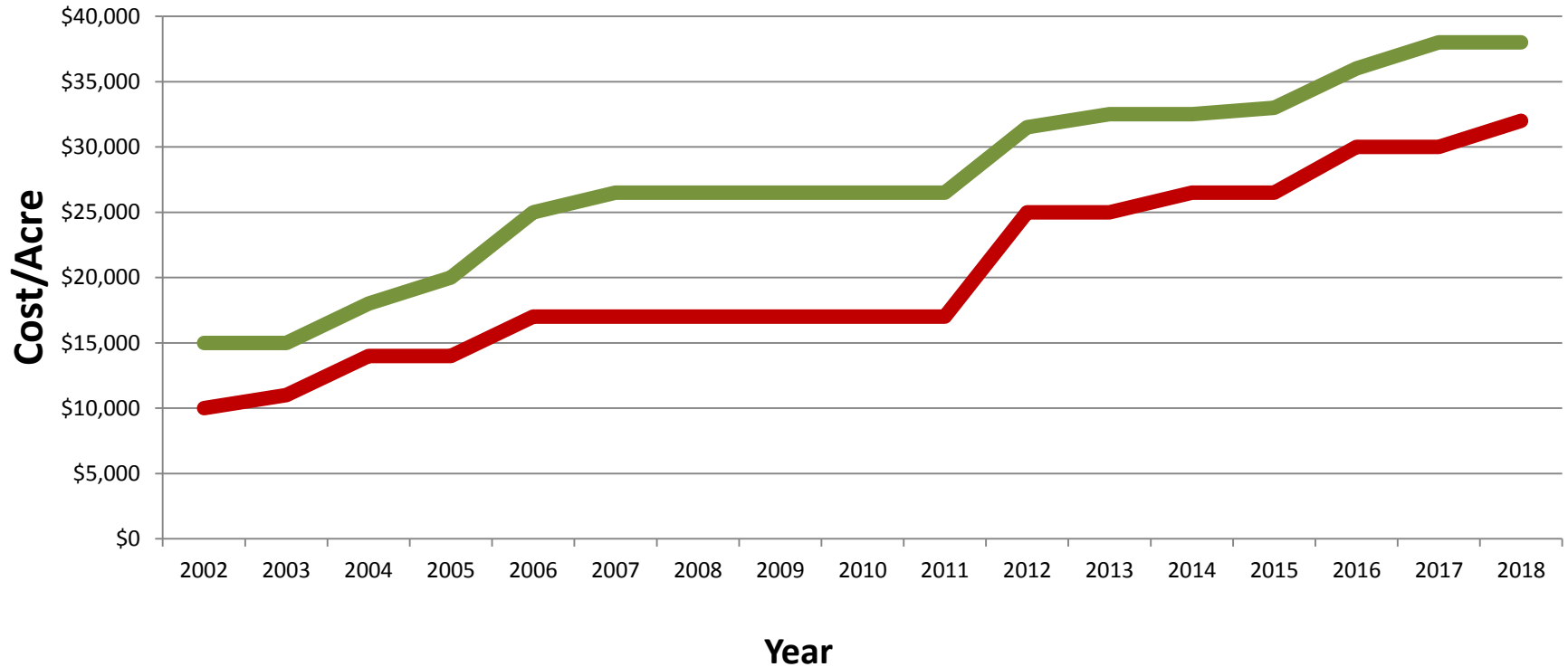
Medjool Dates

Annual Cash Rents



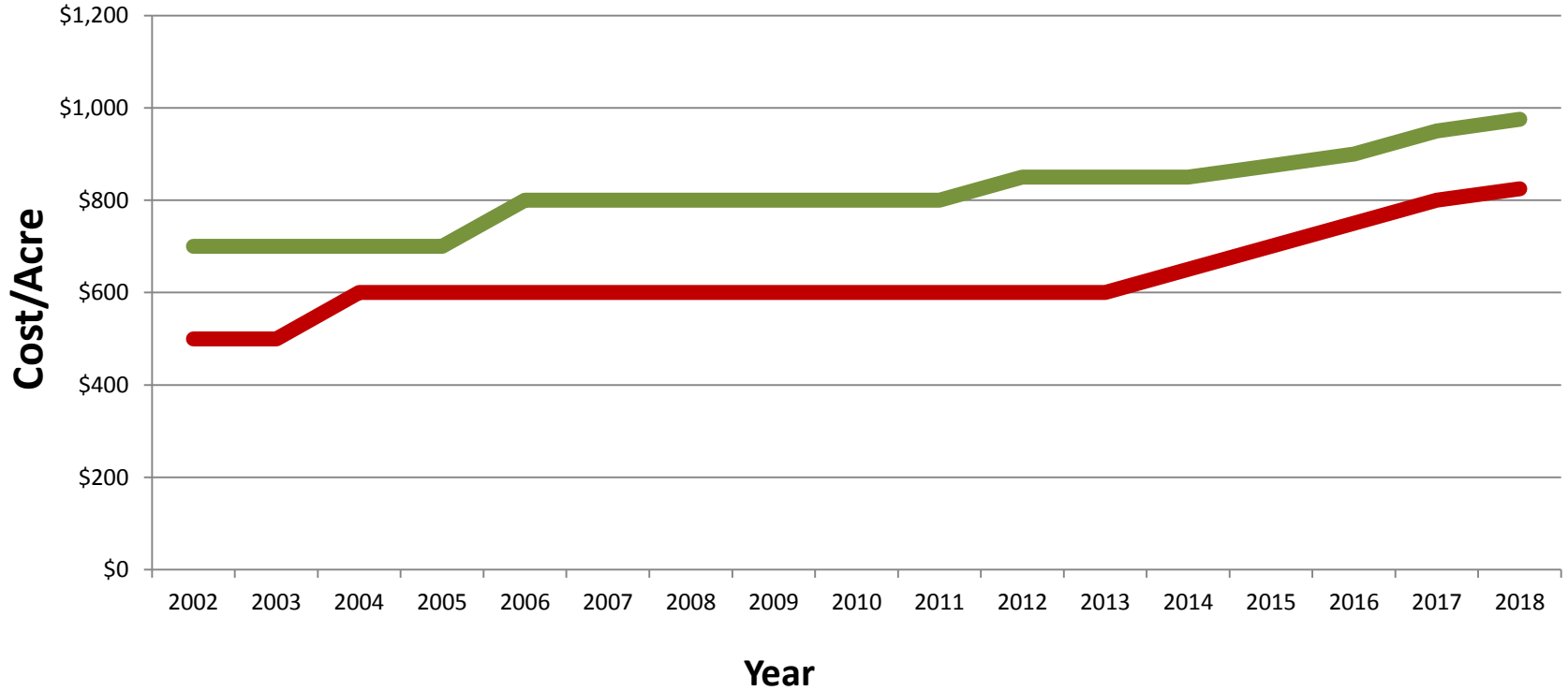
North and South Gila Valleys

Sale Price/Acre



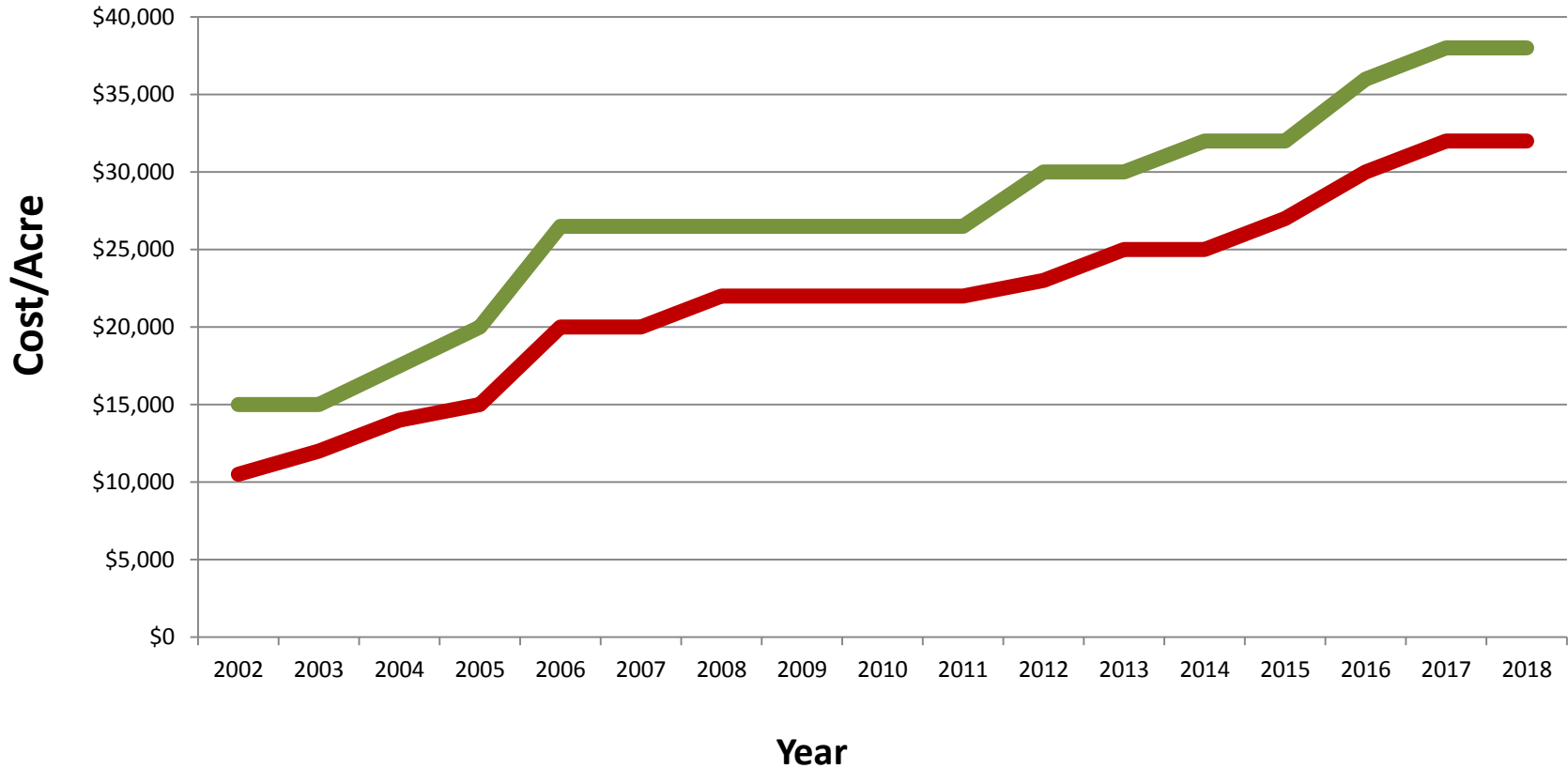
North and South Gila Valleys

Annual Cash Rents



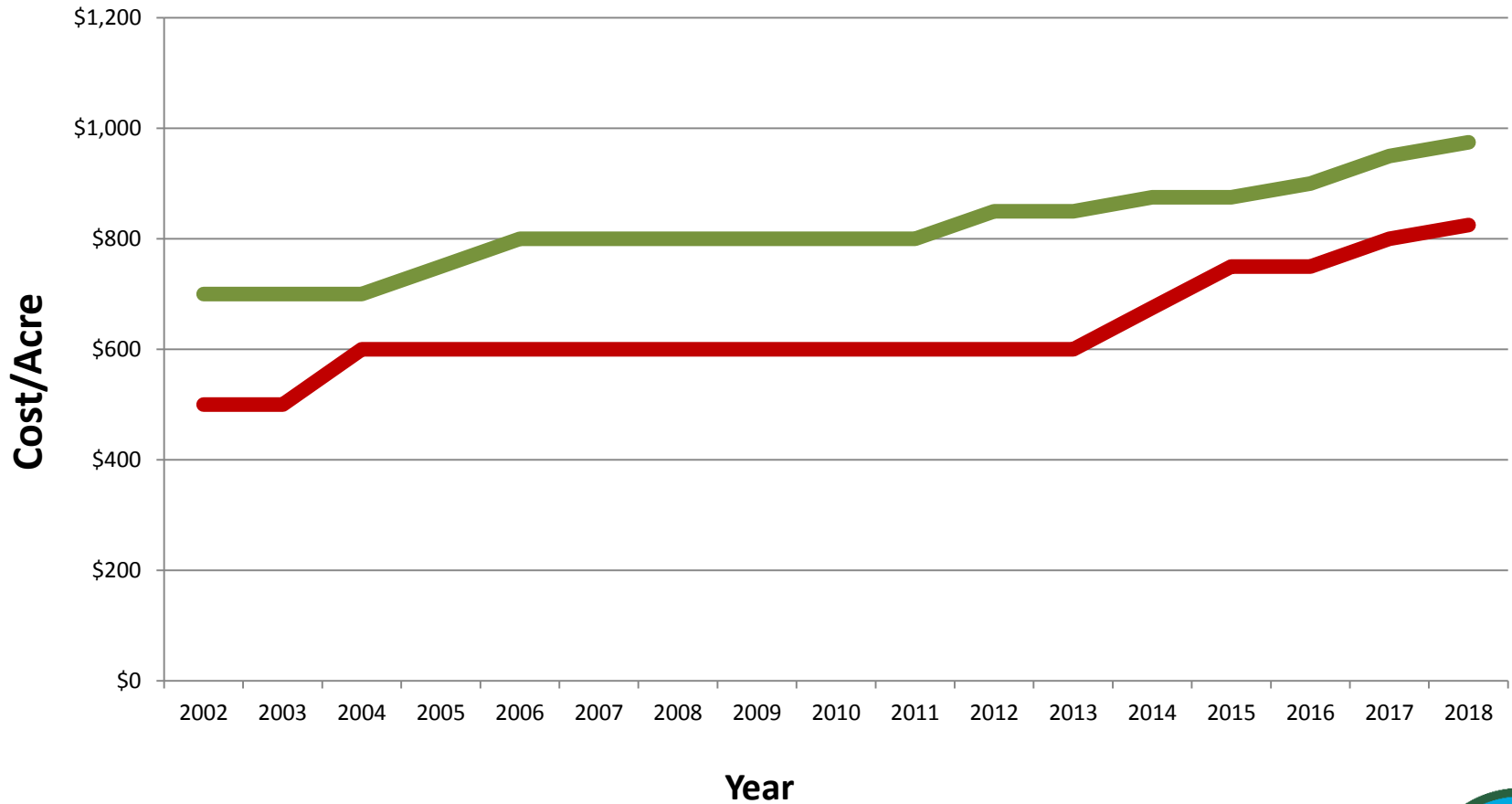
Upper Yuma Valley

Sale Price/Acre



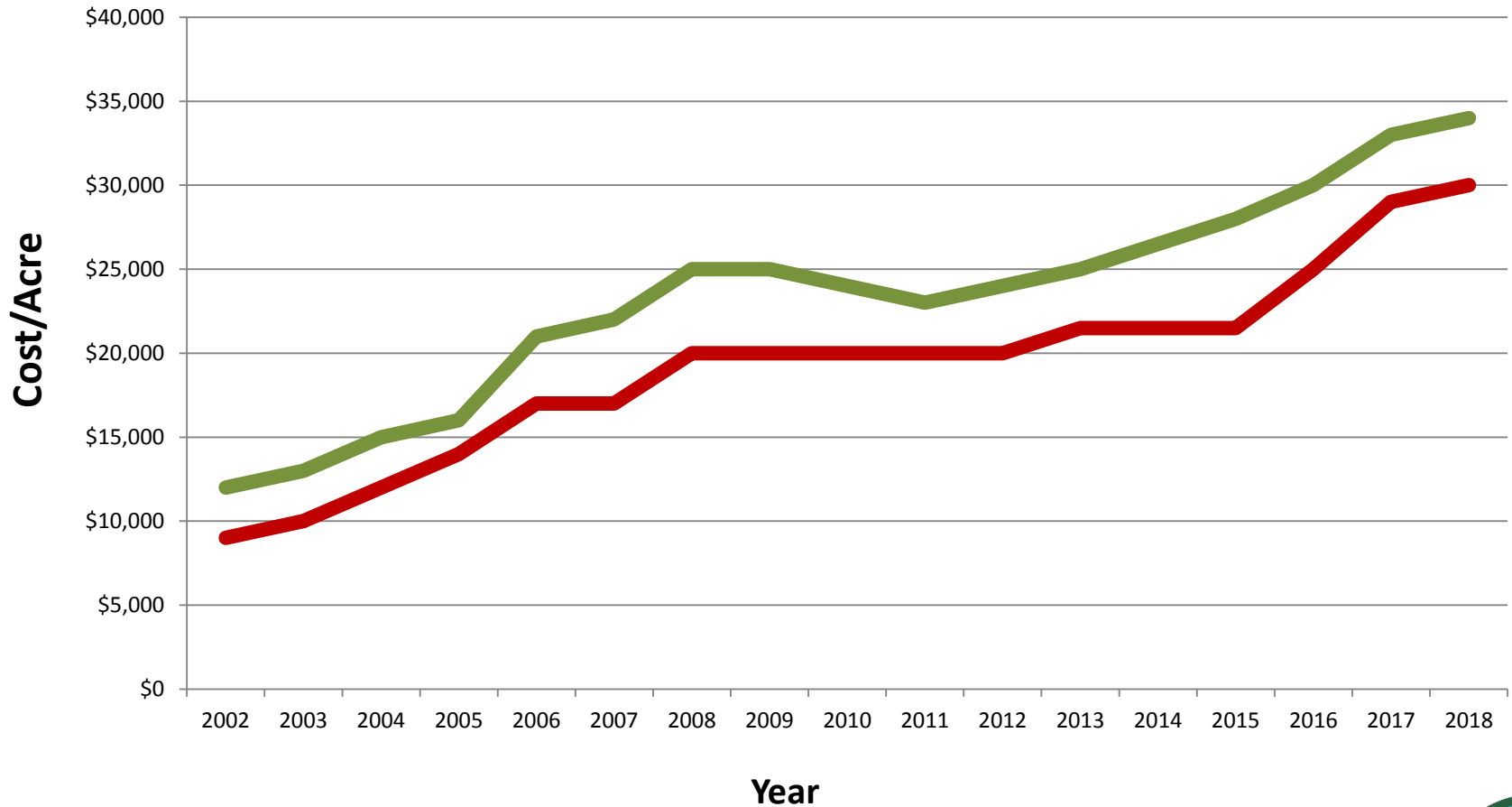
Upper Yuma Valley

Annual Cash Rents



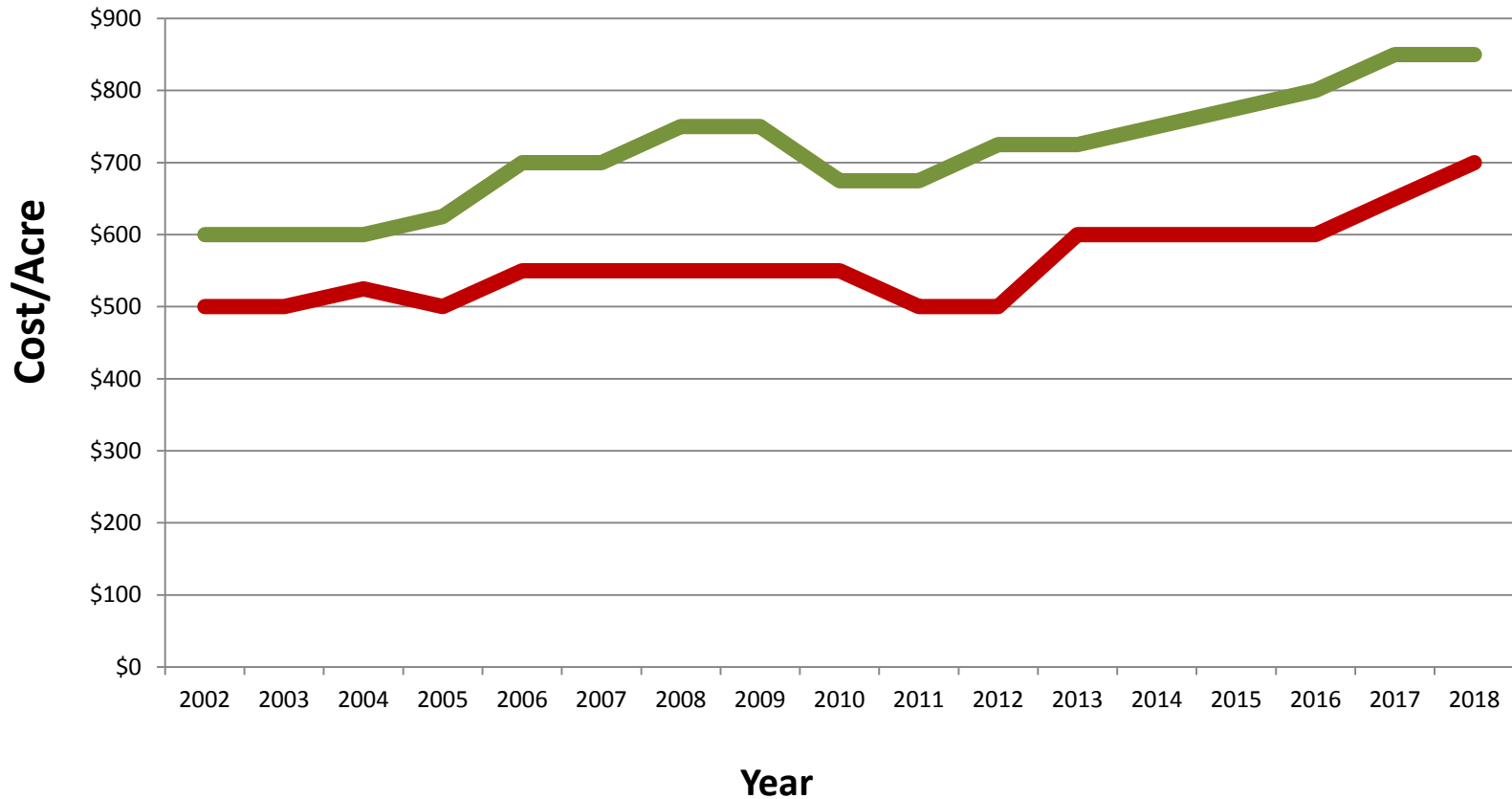
Lower Yuma Valley

Sale Price/Acre



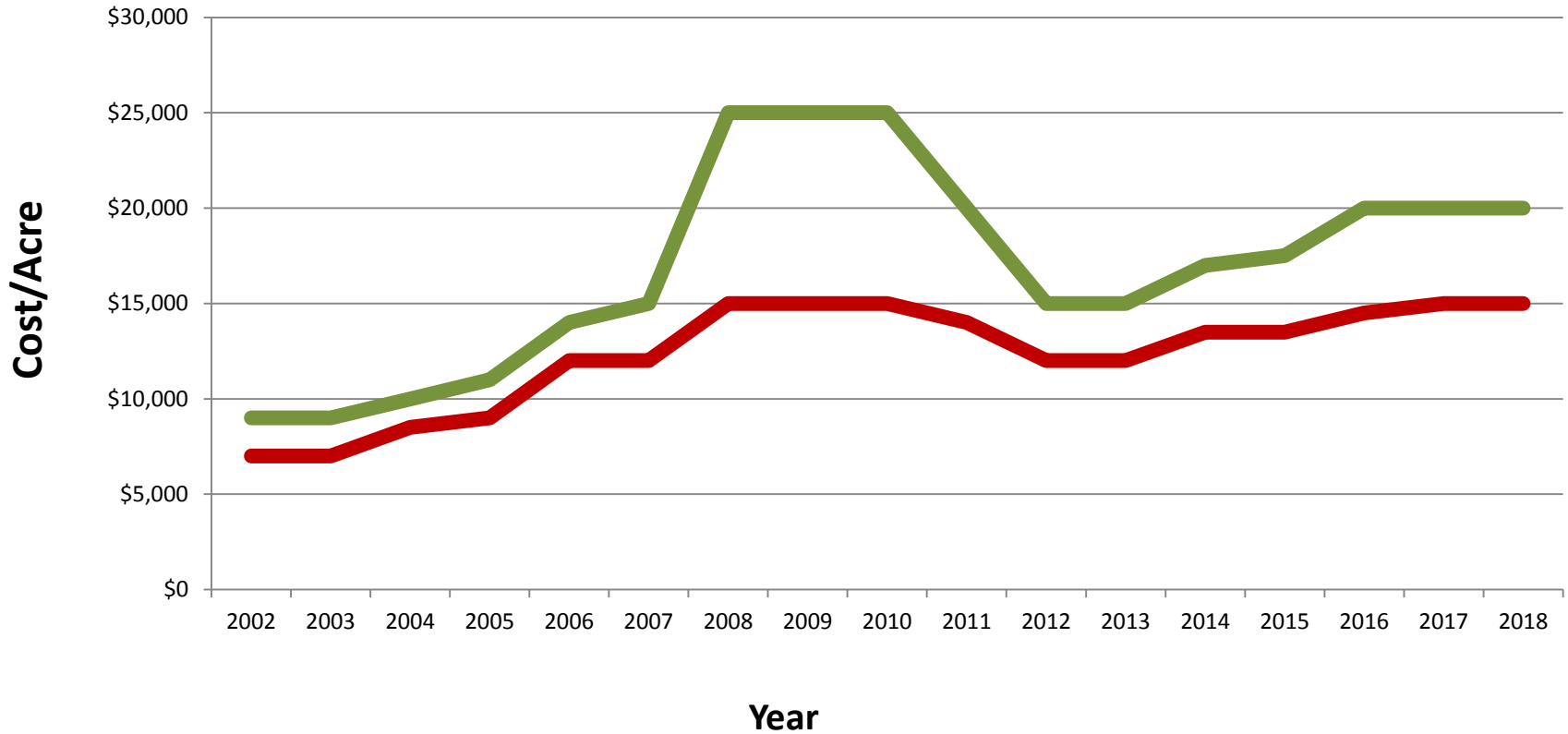
Lower Yuma Valley

Annual Cash Rents



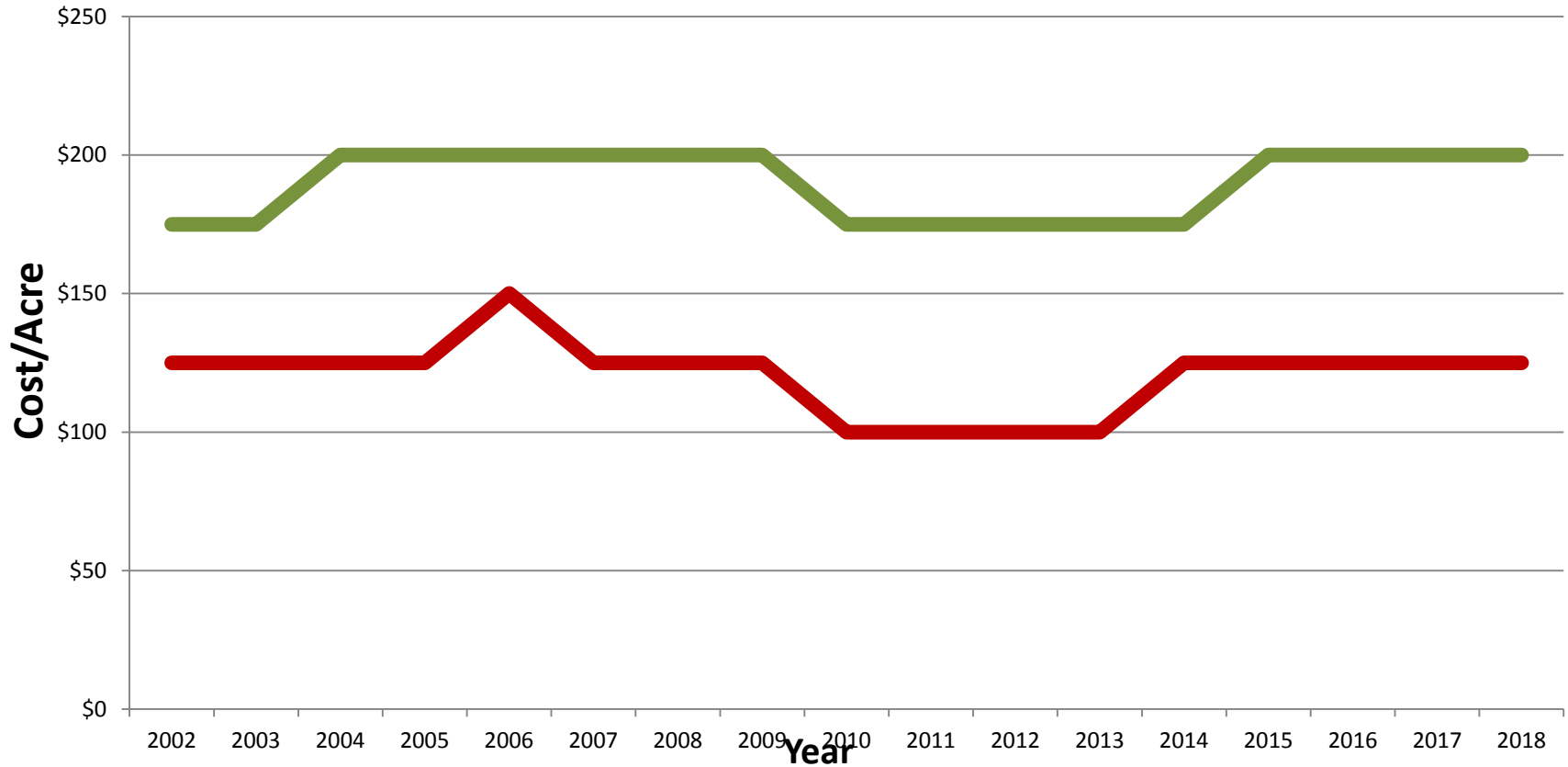
Yuma Mesa Districts

Sale Price/Acre



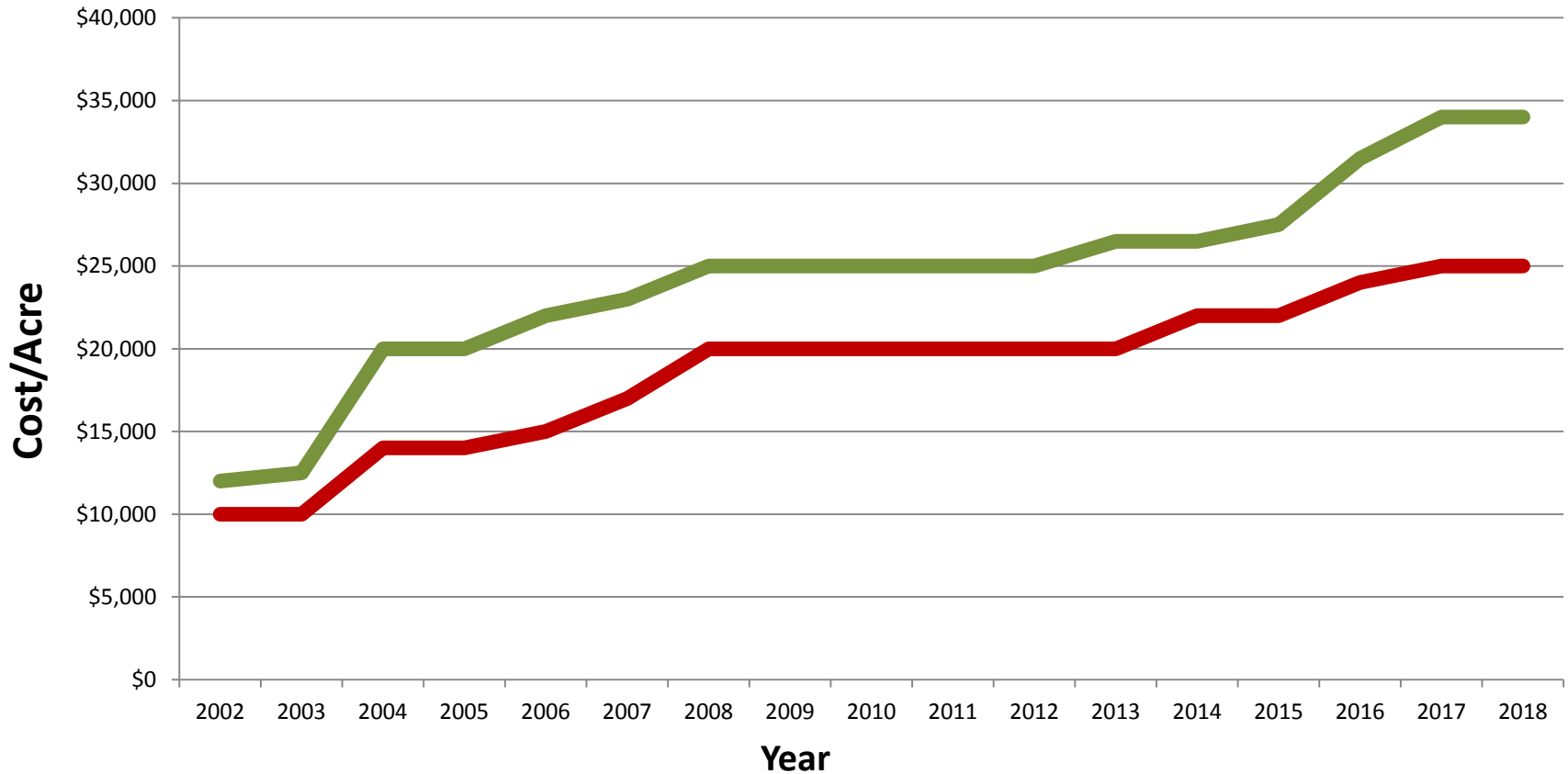
Yuma Mesa Districts

Annual Cash Rents



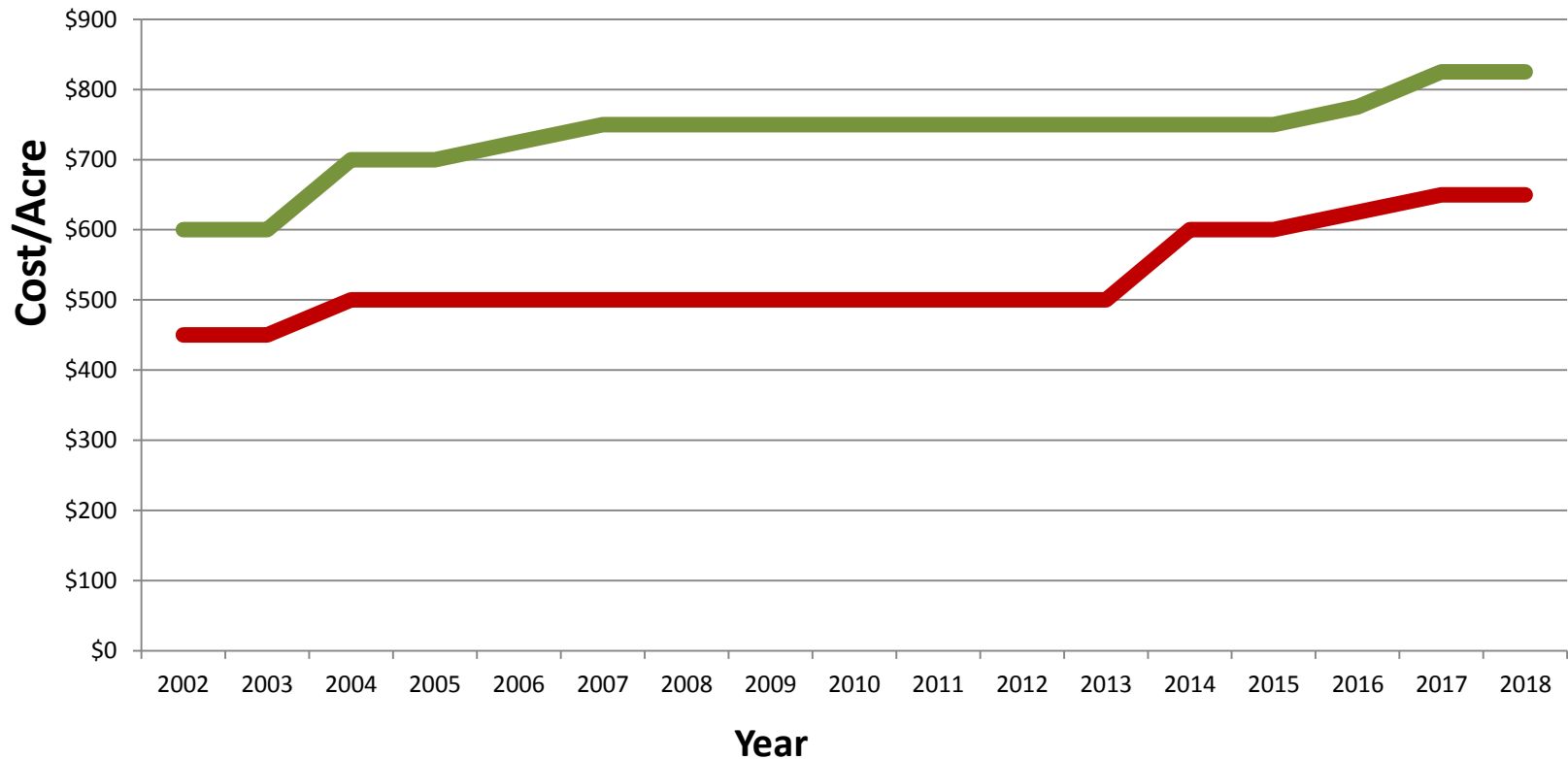
Wellton-Mohawk, Dome Valley

Sale Price/Acre



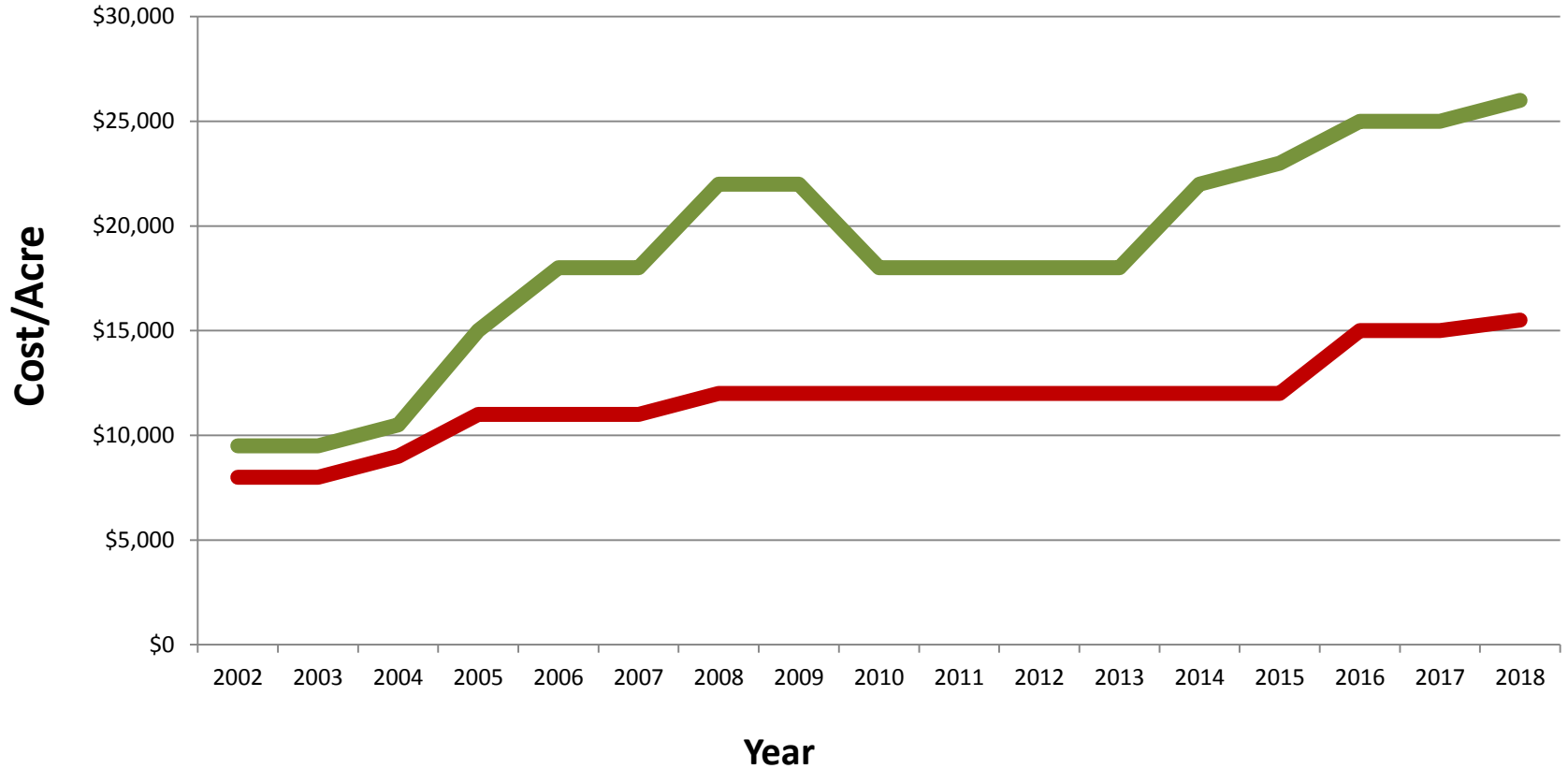
Wellton-Mohawk, Dome Valley

Annual Cash Rents



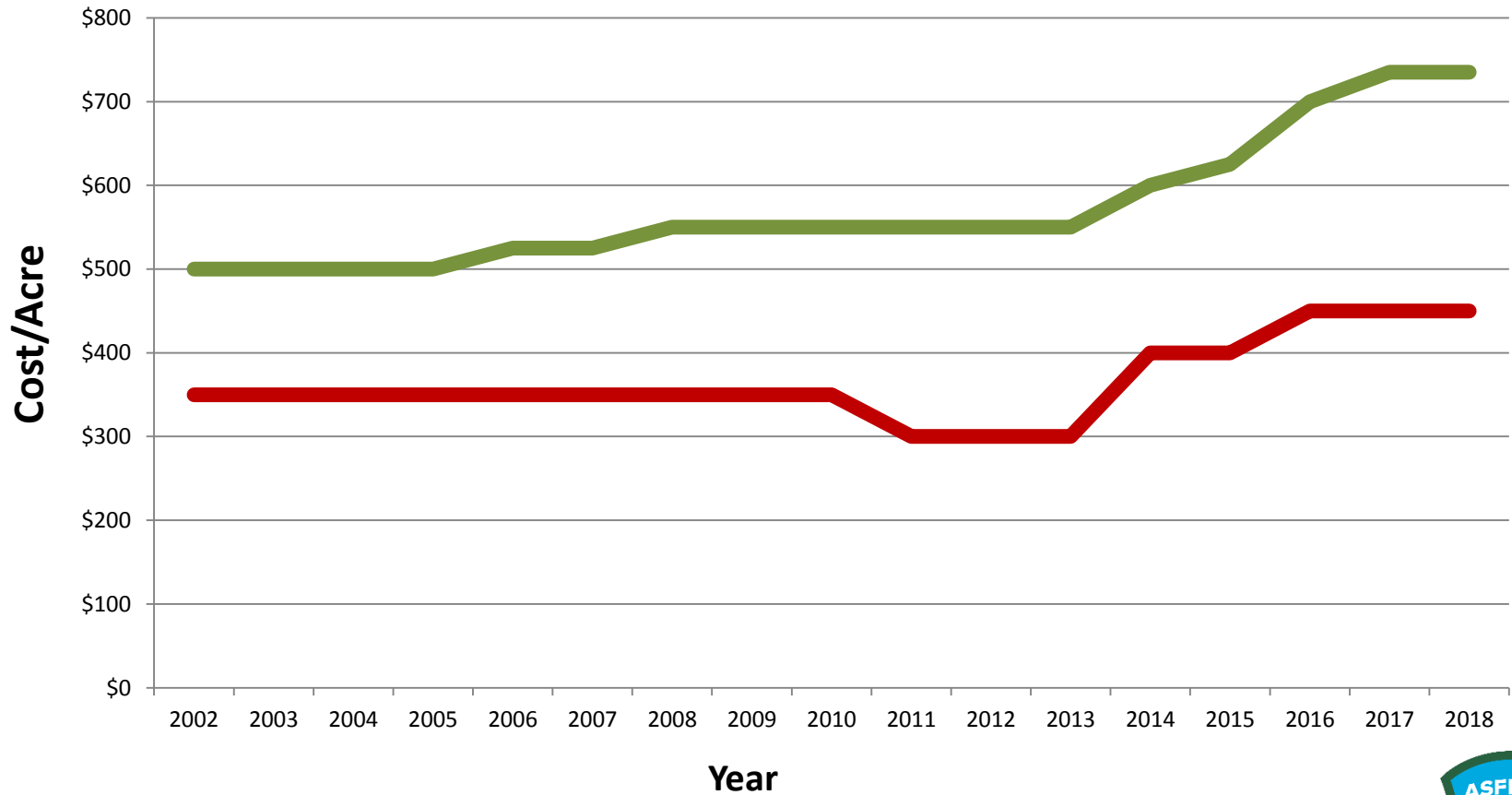
Wellton Area

Sale Price/Acre



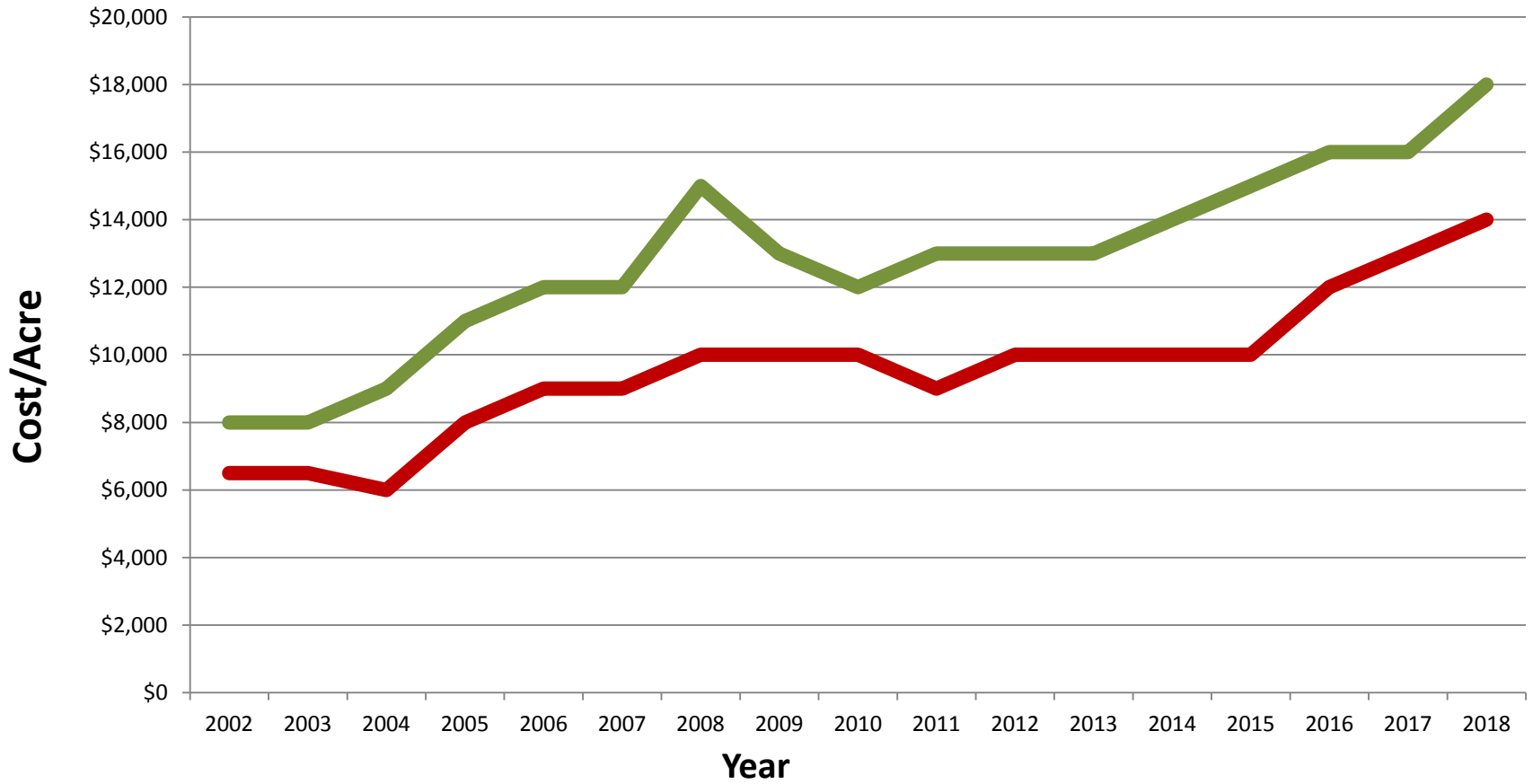
Wellton Area

Annual Cash Rents



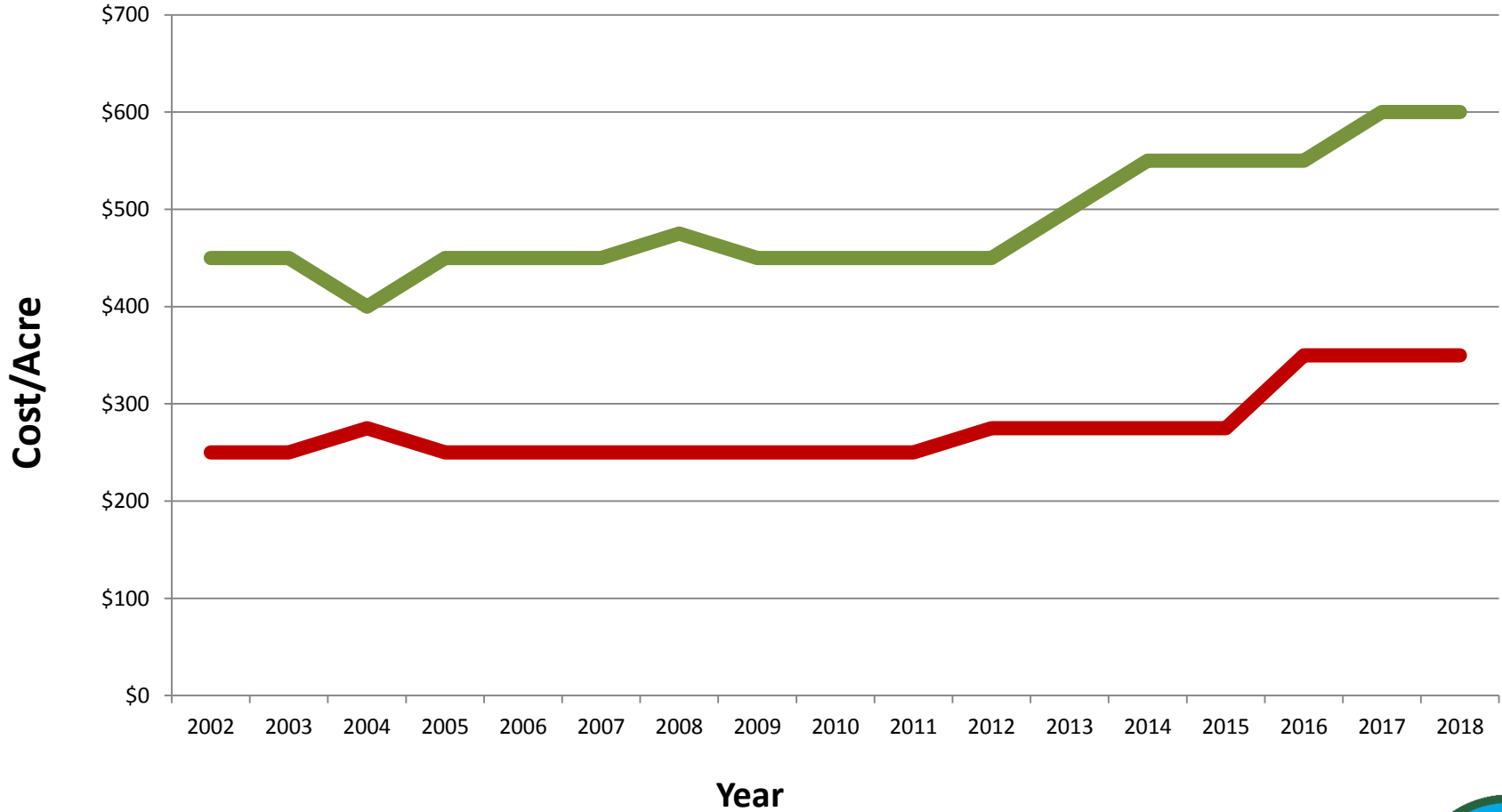
Roll Area

Sale Price/Acre



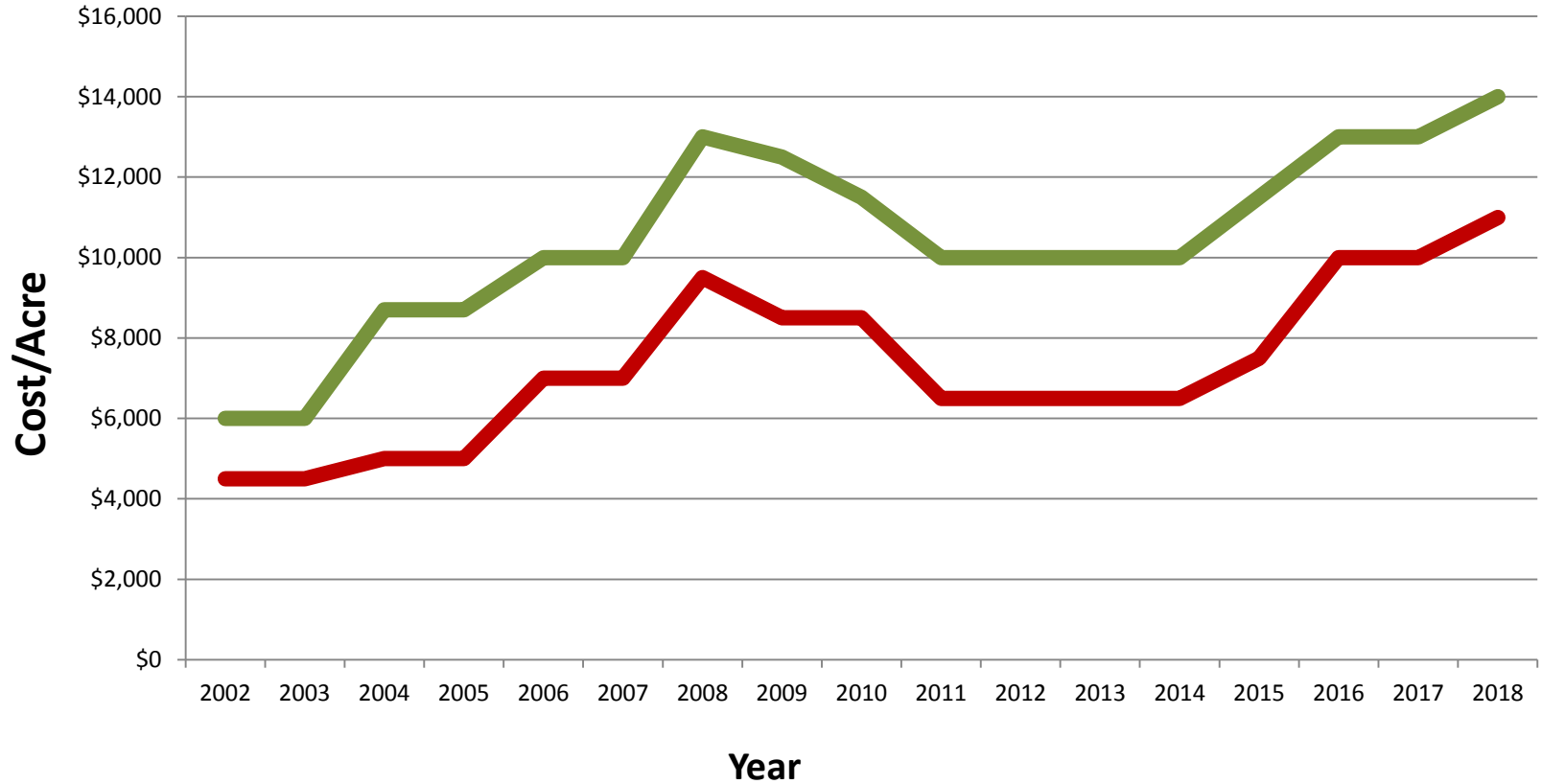
Roll Area

Annual Cash Rents



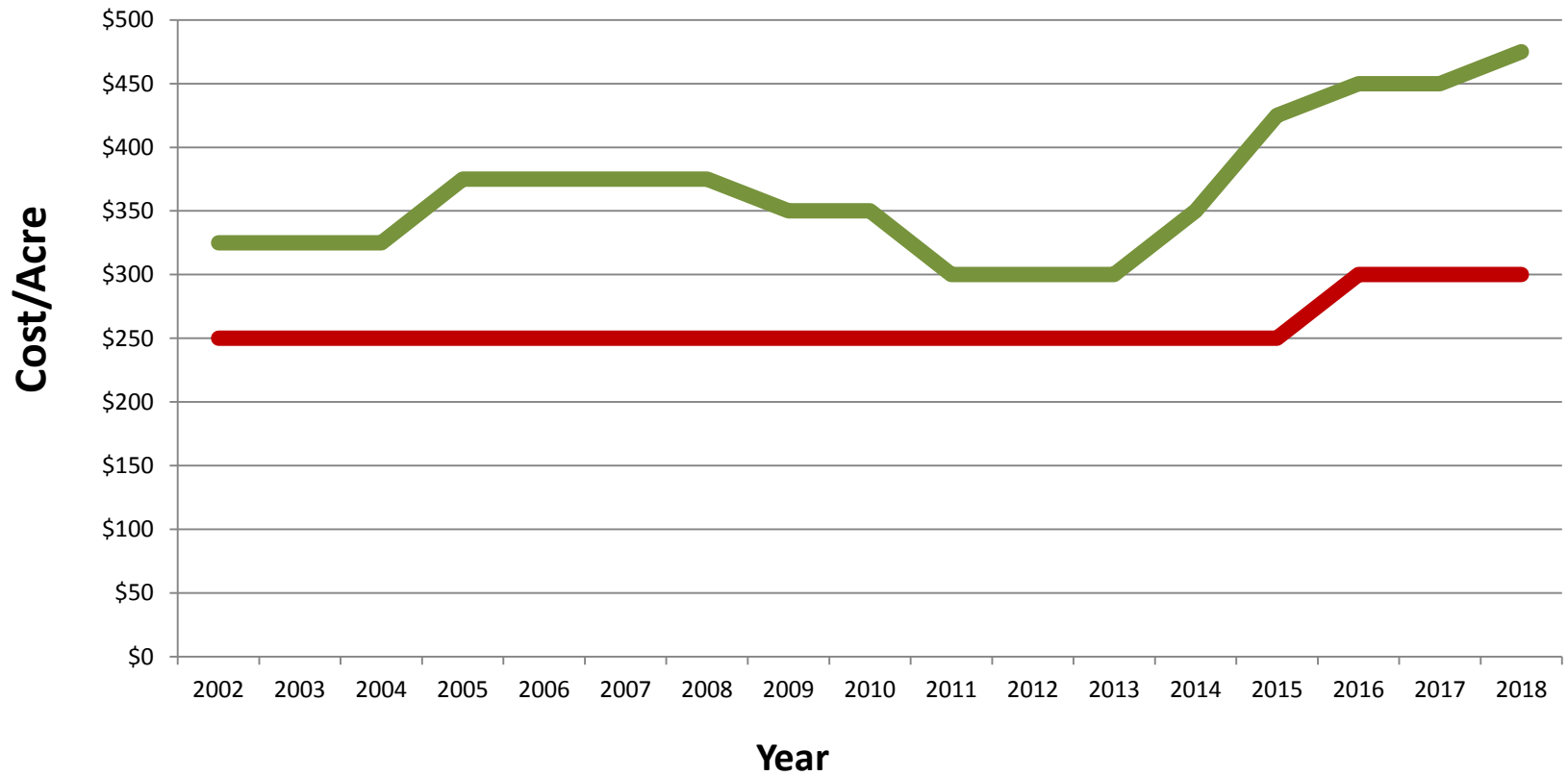
Texas Hill

Sale Price/Acre



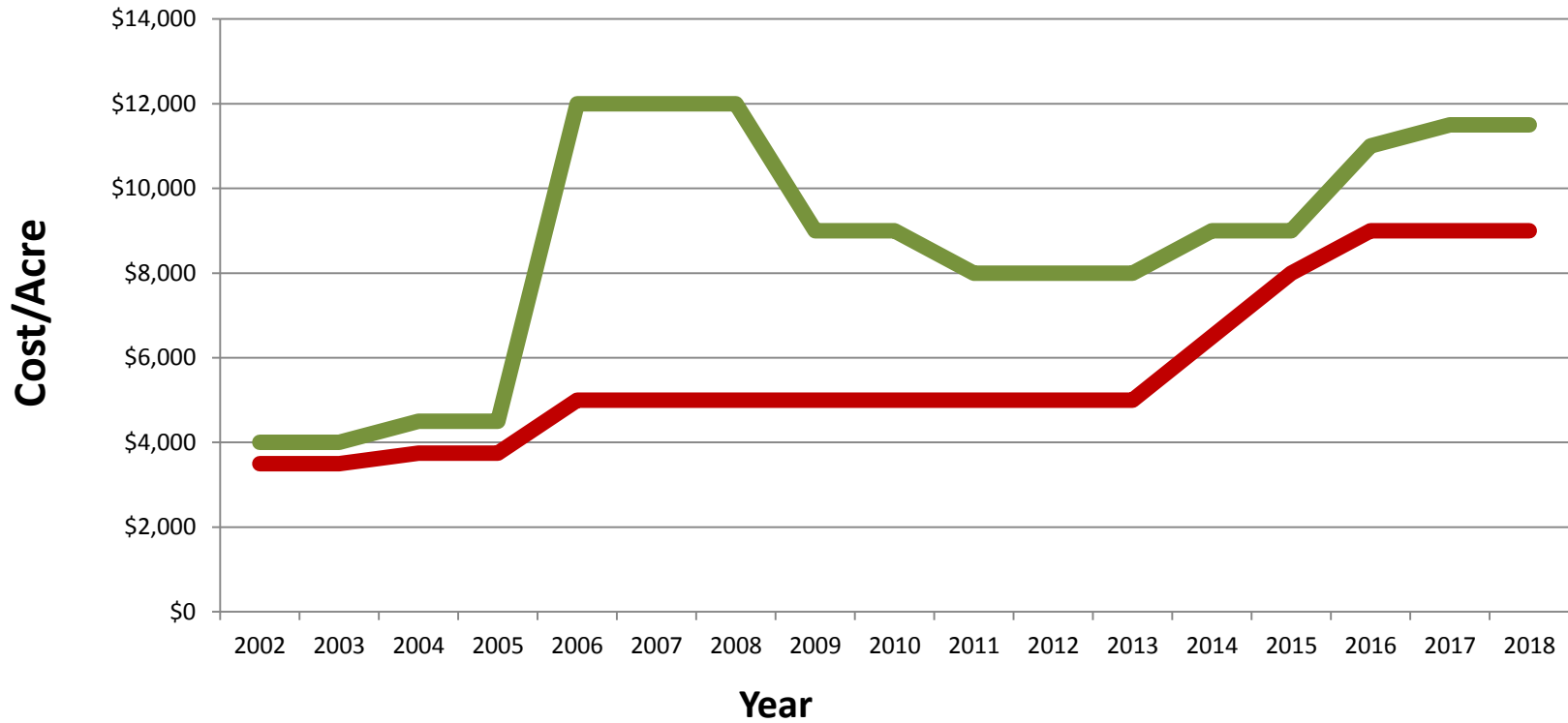
Texas Hill

Annual Cash Rents



Wellton Mesa

Sale Price/Acre



Wellton Mesa

Annual Cash Rents

