

Southeast Arizona Market Trends

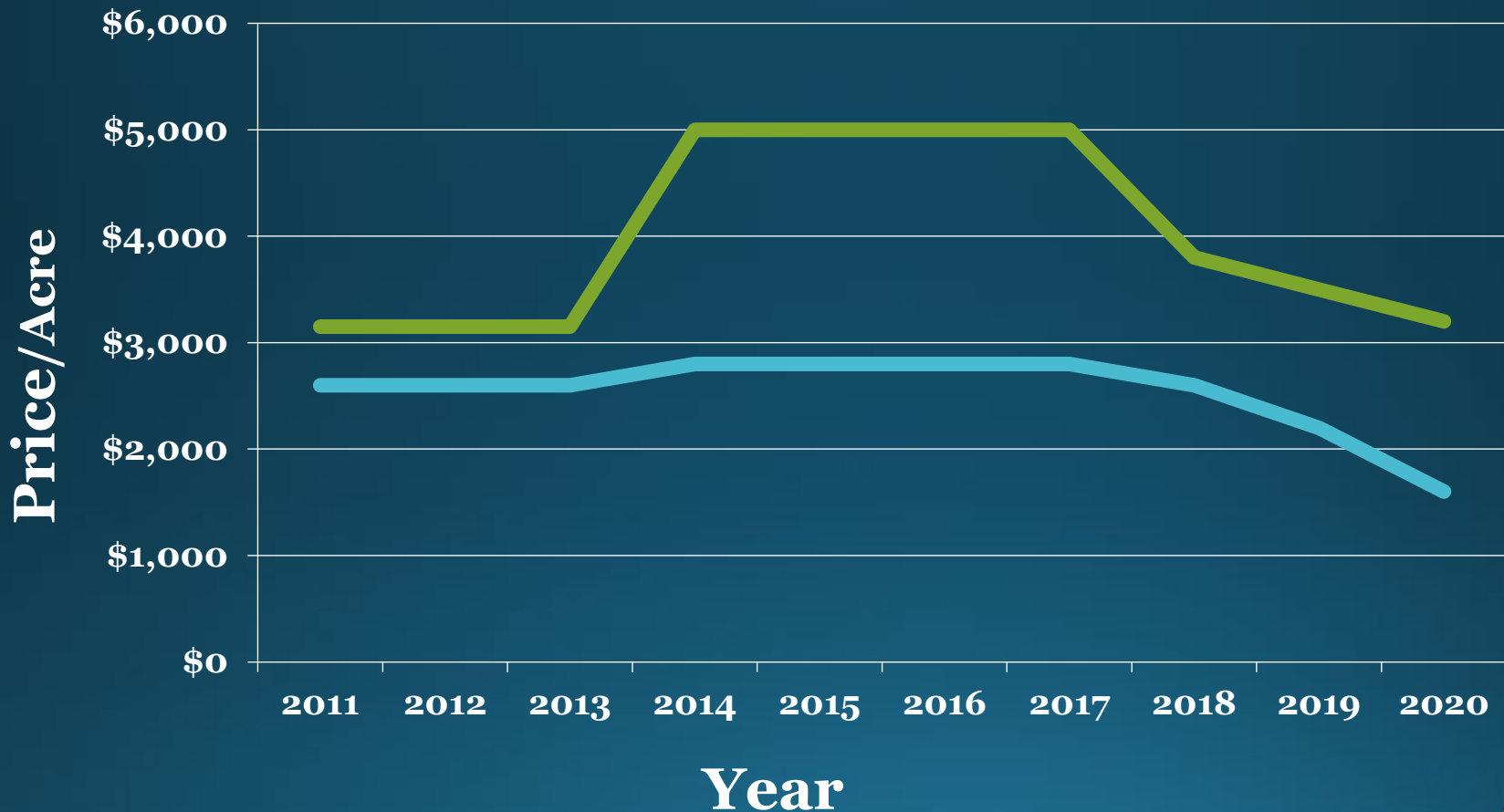
Doug Littau

Littau-Finley Appraisal Services



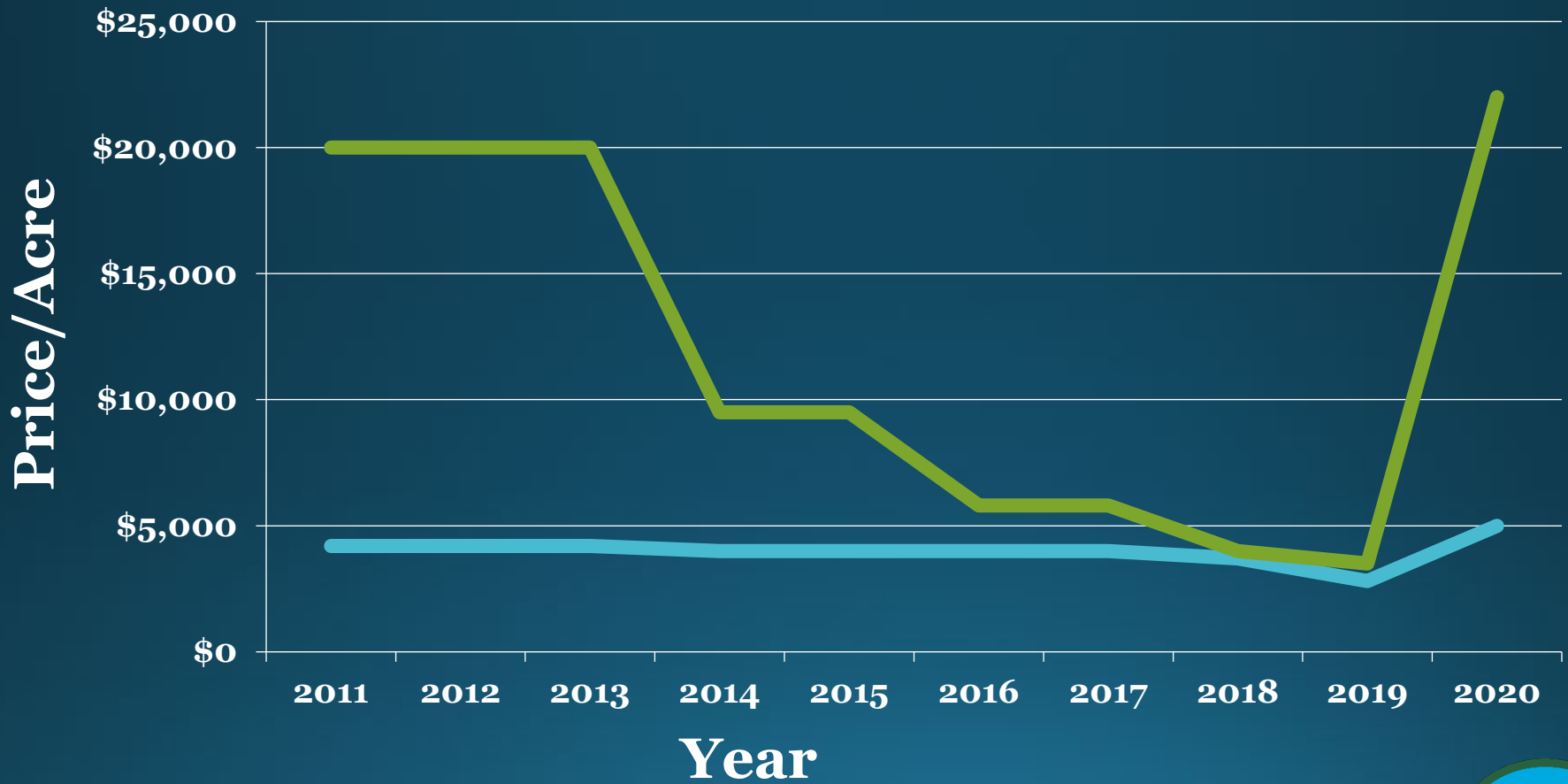
Graham County

Flood Prone Wet Acre Prices



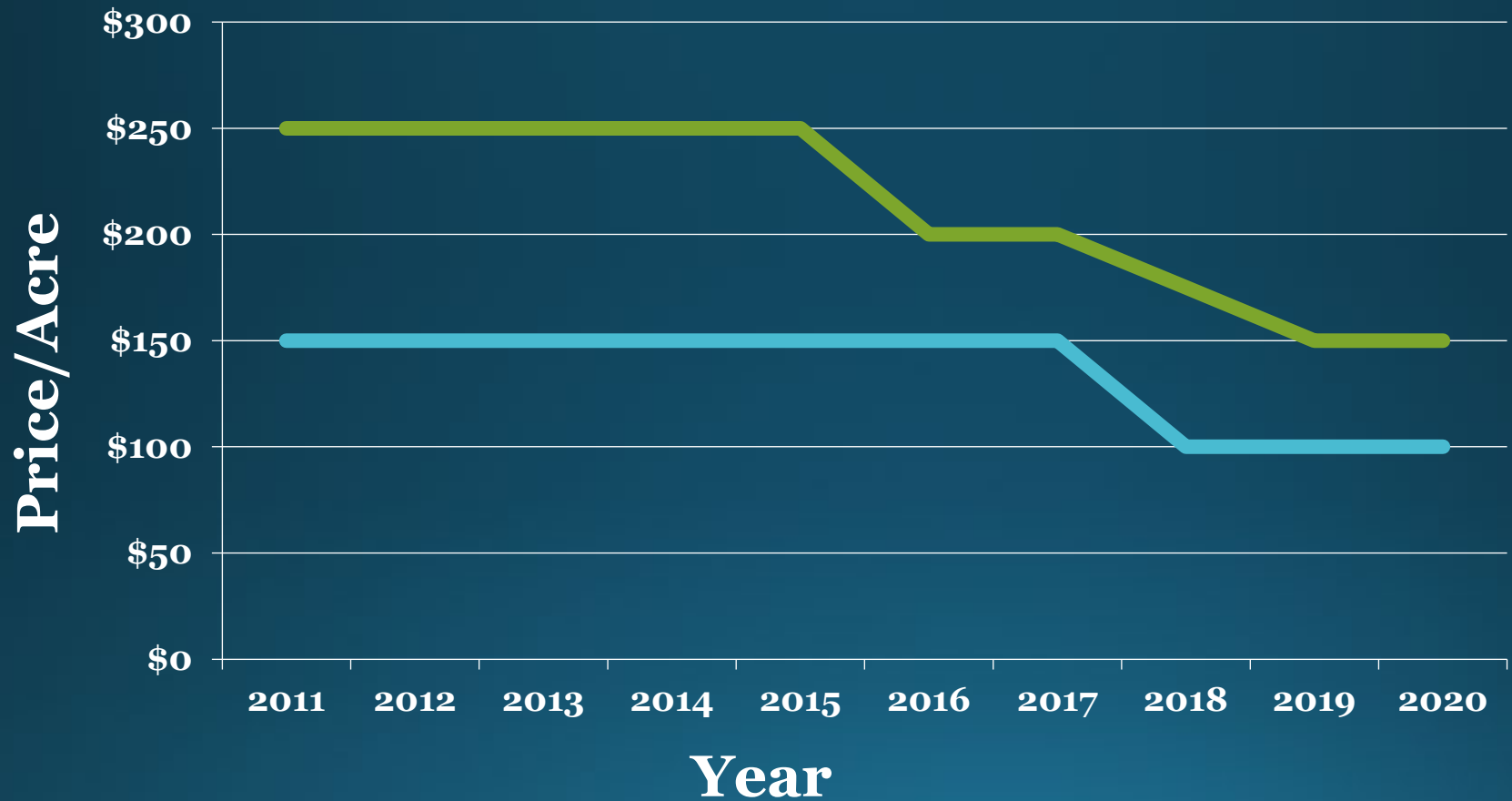
Graham County

Non-Flood Prone Wet Acre Prices



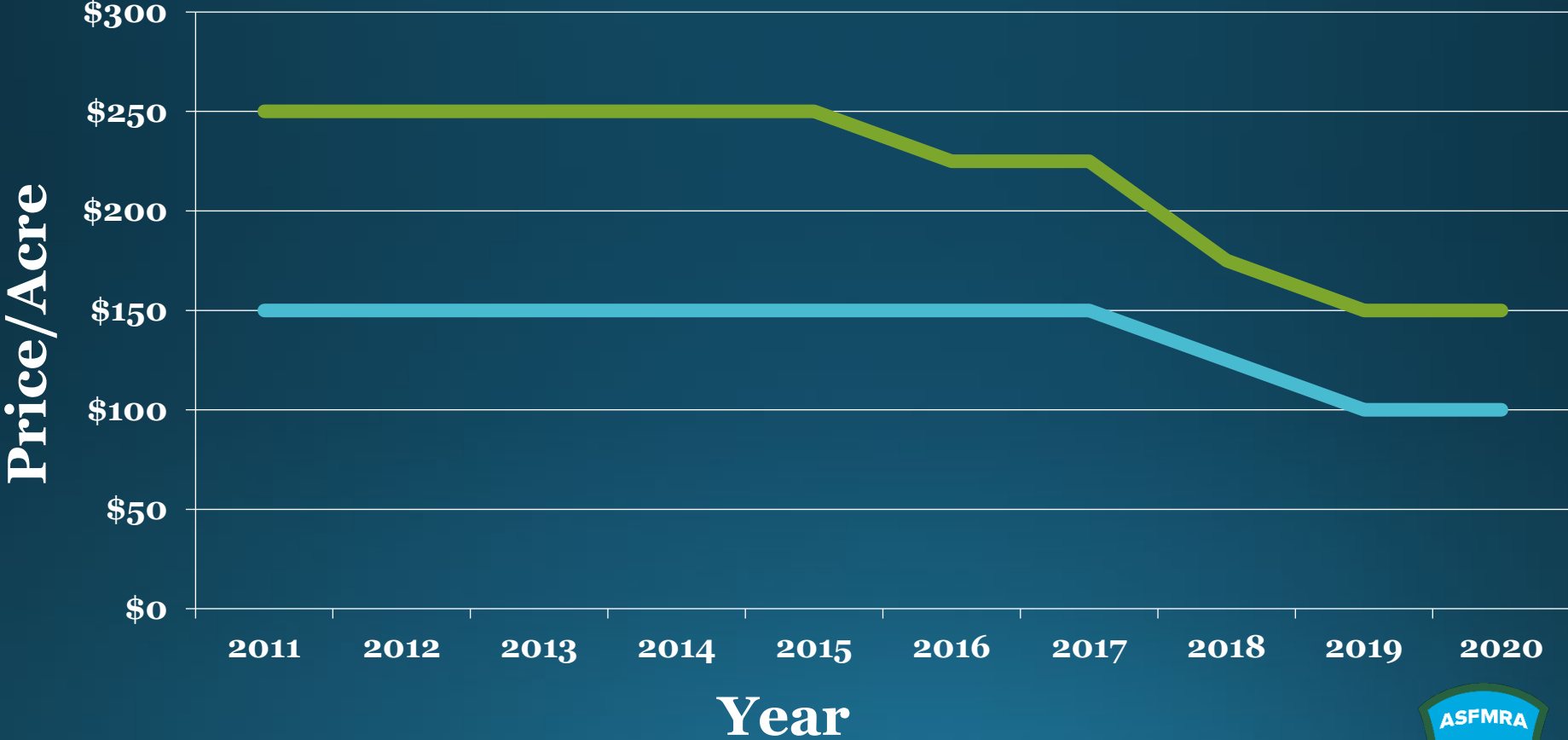
Graham County

Flood Prone Wet Acre Rents



Graham County

Non-Flood Prone Wet Acre Rents

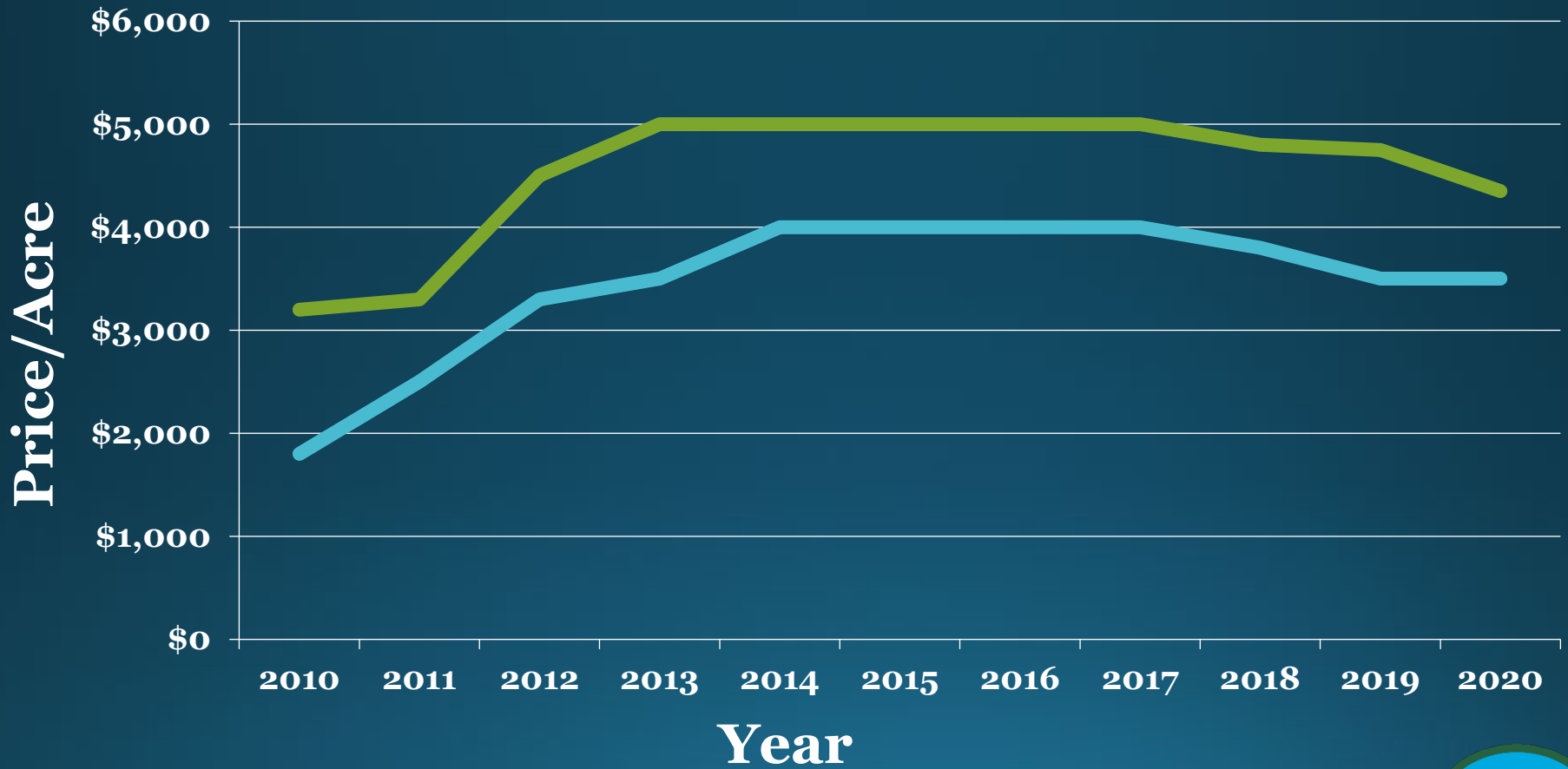


Graham County

- Flood Prone Irrigated Cropland-There have been few sales of this type of cropland in the Gila Valley in Graham County in the past 3 years. The few sales of irrigated flood prone cropland indicate a continued decline in sales prices due to continued water issues. Rental amounts are staying stable.
- Non-Flood Prone Irrigated Cropland, from Safford to Pima and located on the south side of U.S. Highway 70 have seen a sharp increase in sales prices in 2020. Most of these sales have been small sales <5 Acres to 20 Acres with no larger sized sales. Rental Amounts are staying stable.

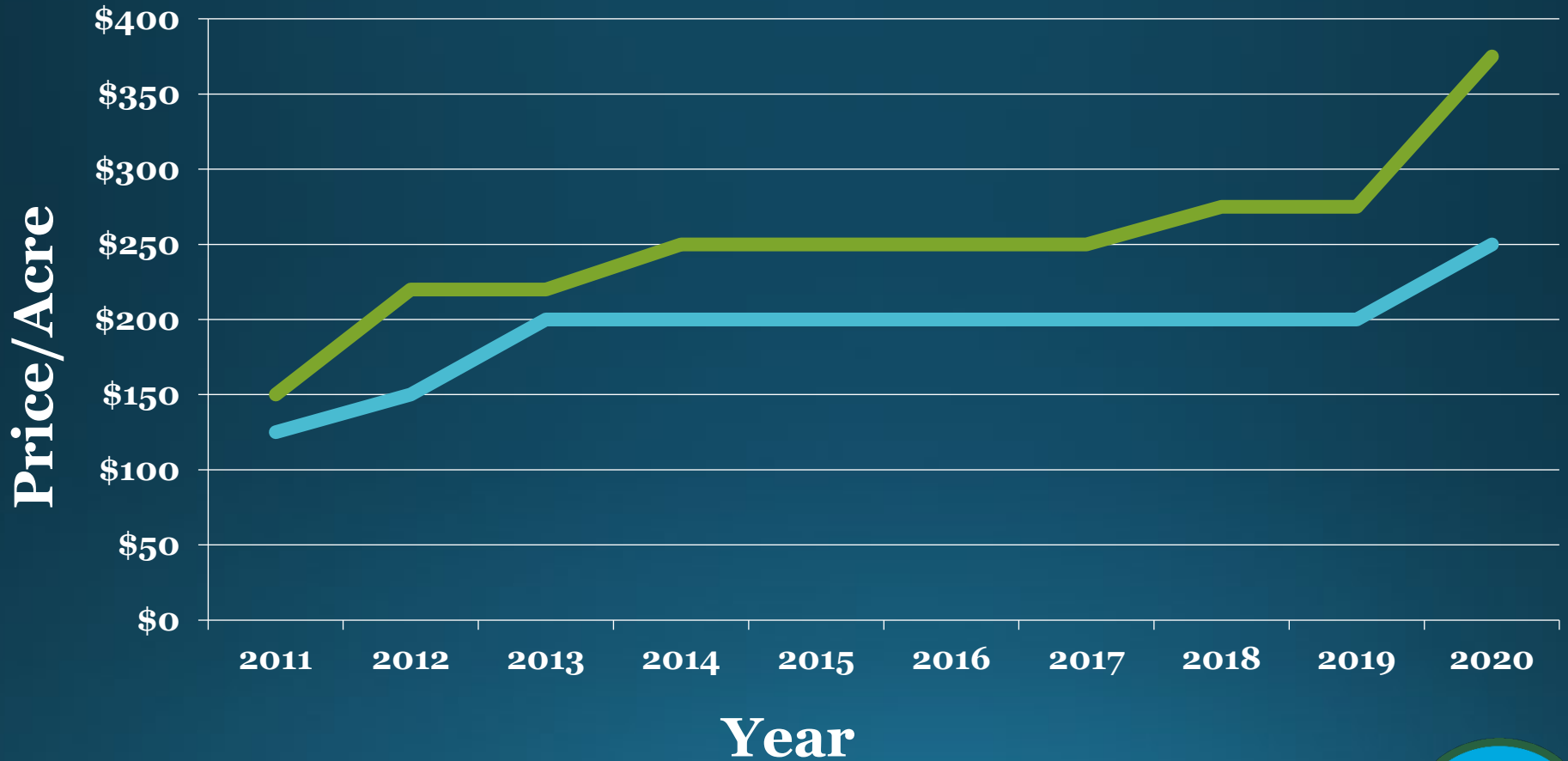
Sulphur Springs Valley-Cochise/Southern Graham

Center Pivot Total Acre Prices



Sulphur Springs Valley-Cochise/Southern Graham

Center Pivot Wet Acre Rents



Sulphur Springs Valley-Cochise/Southern Graham

- The Sulphur Springs Valley market has changed over the last 10 years and is continuing to change due to outside investors purchasing large acreages of irrigated cropland. There are no longer sufficient sales in the North Valley-North of Willcox, Central Valley-Kansas Settlement/Pearce, and Southern Cochise County-Elfrida/McNeal/Douglas. However, 2020 was an active year in Cochise County with sufficient sales of irrigated cropland showing an approximate 8% decline from the past 3 years which had been steady.
- Rental Rates have seen a sharp increase in the past year as competition has increased for declining amounts of available irrigated cropland.