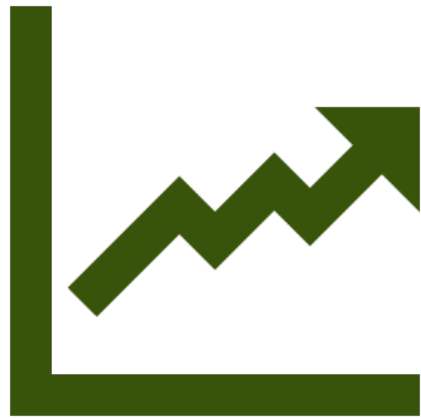


YUMA COUNTY MARKET TRENDS

Bill Moody

Robert J. Moody Appraisers

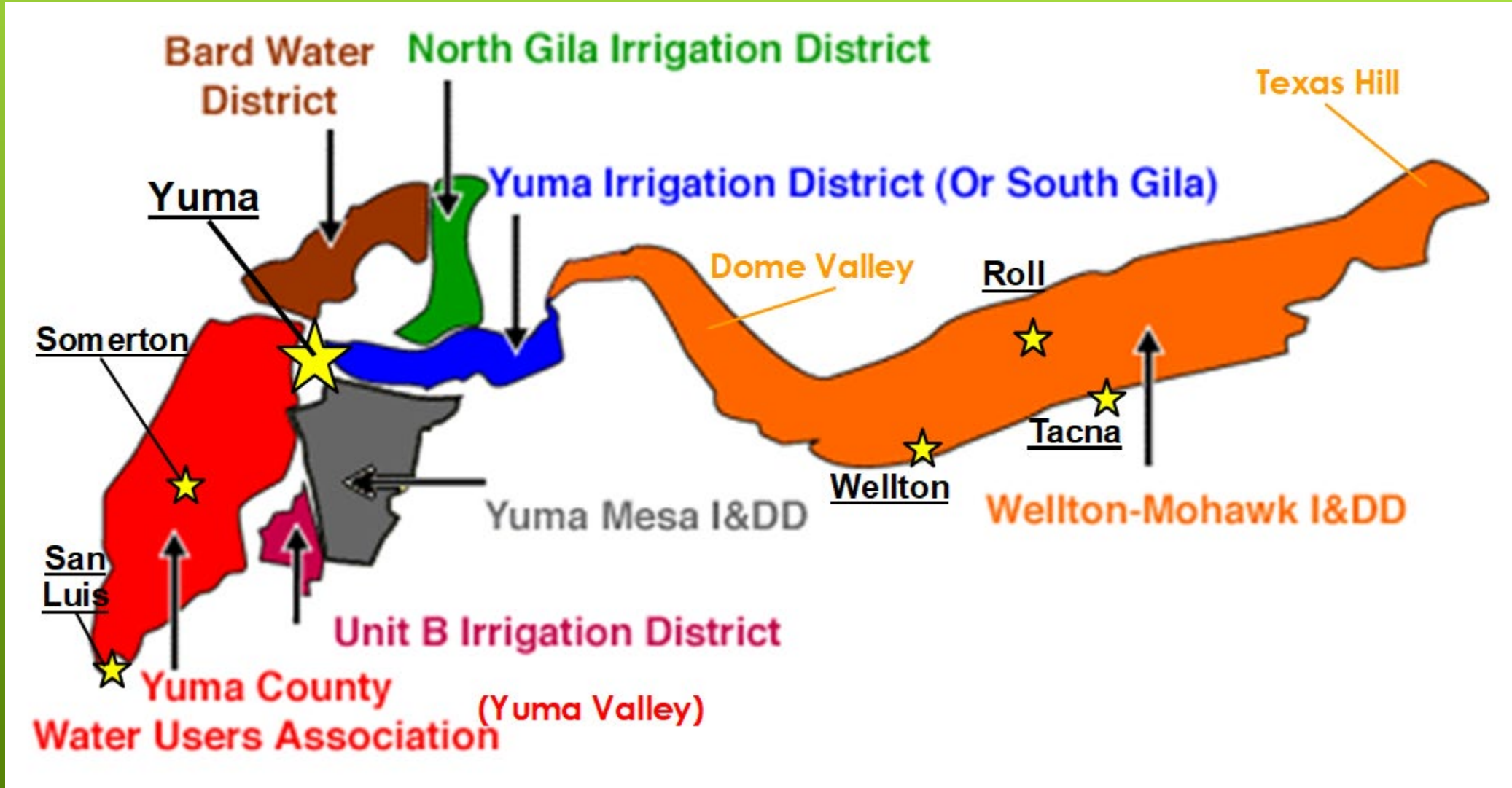


YUMA AREA AG 2022 OUTLOOK

Agriculture in Yuma County is mostly within seven irrigation districts along the Colorado River and Gila River valleys (this includes the Bard Valley, across the Colorado River in California). These districts were formed with the development by USBR of the Yuma Project and the Gila Project, both of which receive Colorado River water. Irrigation districts within the Yuma Project hold Priority 1 water rights, as does North Gila Valley Irrigation District. The other Gila Project irrigation districts enjoy Priority 3 water rights.



YUMA AREA IRRIGATION DISTRICTS



YUMA COUNTY IRRIGATION

Irrigation District	Irrigable Acres	2022 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$117 – includes first 5 AF & IID fee
Bard Valley (BWD)	15,000	\$134 – includes first 5 AF & construction repayment
Unit 'B'	3,300	\$174.68 – includes first 10 AF
<i>Gila Project</i>		
North Gila Valley	6,000	\$80 – includes first 5 AF
South Gila Valley (YID)	12,000	\$86 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$114 – includes first 4 AF
Yuma Mesa	19,200	\$99.50 – includes first 9 AF
Total Acreage	165,500	



Agriculture is a major contributor to the economy of Yuma County, accounting for about half of the economic base. Winter vegetable production includes, but is not limited to, various forms of lettuce, kale, salad greens, broccoli, cauliflower, cabbage, celery and beets. It is the major component of the local agricultural industry and drives the market in terms of price and rent paid for farmland. Field crops grown in Yuma County include alfalfa, wheat, cotton, grains and seed crops.

ECONOMY OF YUMA COUNTY





The last two years were rough for farmers, owing to disruption of the economy resulting from the Covid pandemic. It appears the market is returning to normalcy. Winter plantings for fresh produce in the Yuma area were down 5% to 10% last winter, and it appears around the same acreage is planted this winter. In the current winter season, there is a reduction in acres planted to broccoli, but increased acres planted to lettuce.

2021 YEAR IN REVIEW

Industry participants view disruption in market conditions brought about by the pandemic as short term, and they are invested in Yuma area farmland for the long term. The demand for farmland for lease is stable without much increase in rent rates. The volume of sales is down, but there are also very few listings.

Buyers include operators purchasing land they have been leasing when it becomes available for sale. There is increased interest from investment groups seeking a safe risk investment in farmland and cooling facilities. Price paid has modestly appreciated.

2021 YEAR IN REVIEW



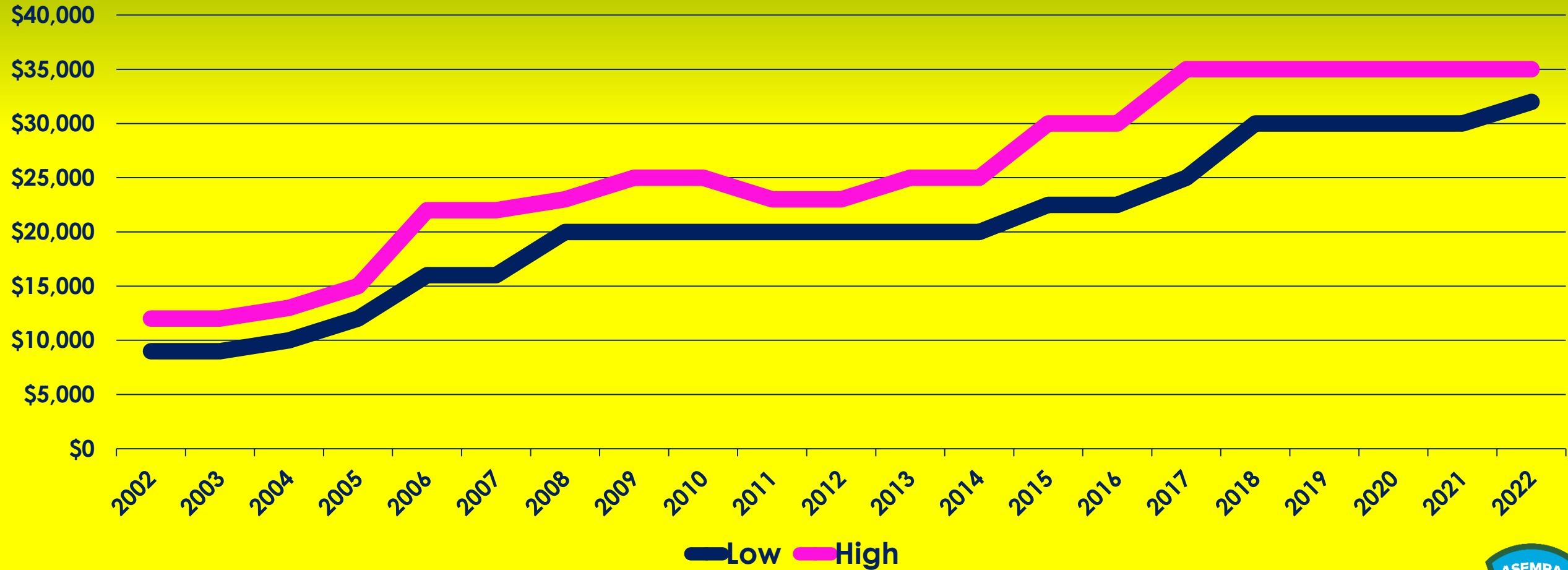
IRRIGATED FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$38,000 - \$43,000	Active / Upward	\$900 - \$1,025	Active / Upward
Lower Yuma Valley	\$33,000 - \$35,000	Active / Stable	\$700 - \$900	Active / Stable
North & South Gila Valleys	\$38,000 - \$43,000	Limited / Upward	\$900 - \$1,100	Active / Upward
Yuma Mesa Districts	\$17,000 - \$20,000	Active / Stable	\$150 - \$200	Limited / Stable
Wellton-Mohawk ID				
Dome Valley	\$28,000 - \$35,000	Limited / Stable	\$700 - \$900	Active / Stable
Wellton Area	\$20,000 - \$29,000	Active / Upward	\$550 - \$850	Active / Stable
Roll Area	\$17,000 - \$19,500	Limited / Upward	\$450 - \$700	Active / Upward
Texas Hill	\$13,000 - \$18,000	Limited / Upward	\$350 - \$625	Active / Upward
Wellton Mesa	\$10,000 - \$15,000	Limited / Stable	\$200 - \$350	Limited / Stable
Bard Valley, CA				
Irrigated Farmland	\$32,000 - \$35,000	Active / Stable	\$750 - \$900	Active / Stable
Medjool Dates	\$40,000 - \$70,000	Limited / Stable	\$0.20 - \$0.25/lb.	Limited / Stable



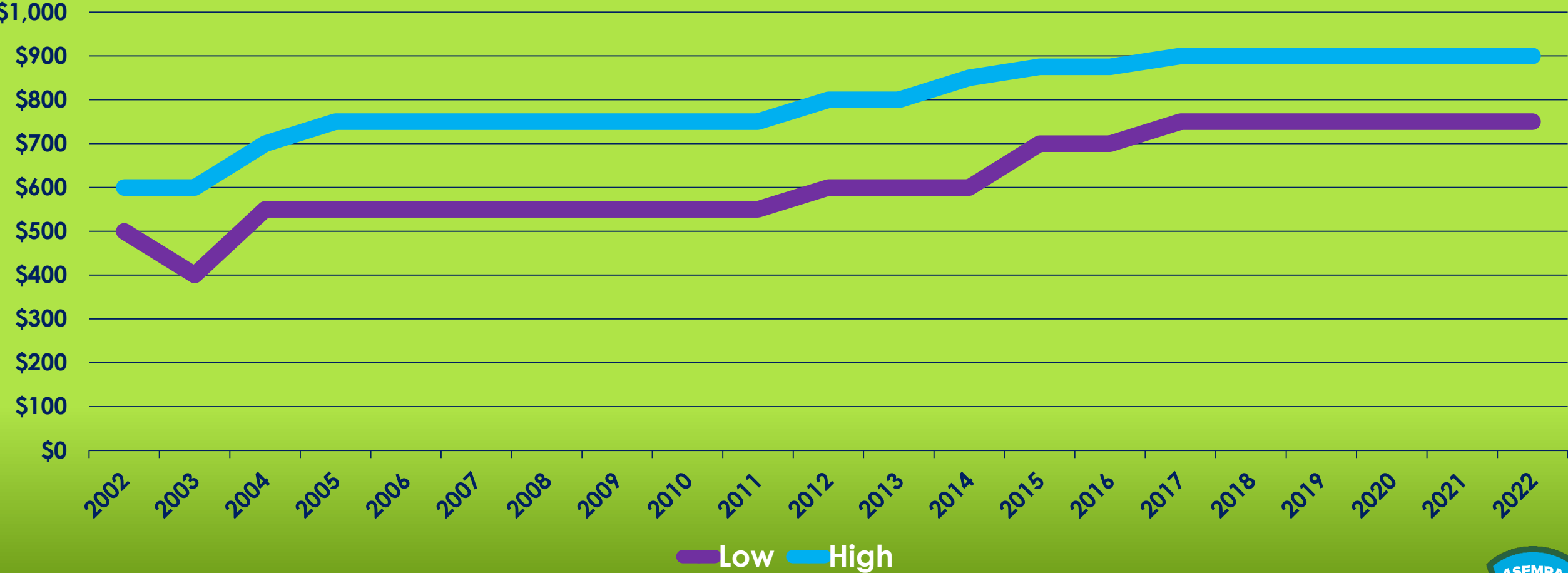
BARD VALLEY, CA – IRRIGATED FARMLAND

Sales Price/Acre



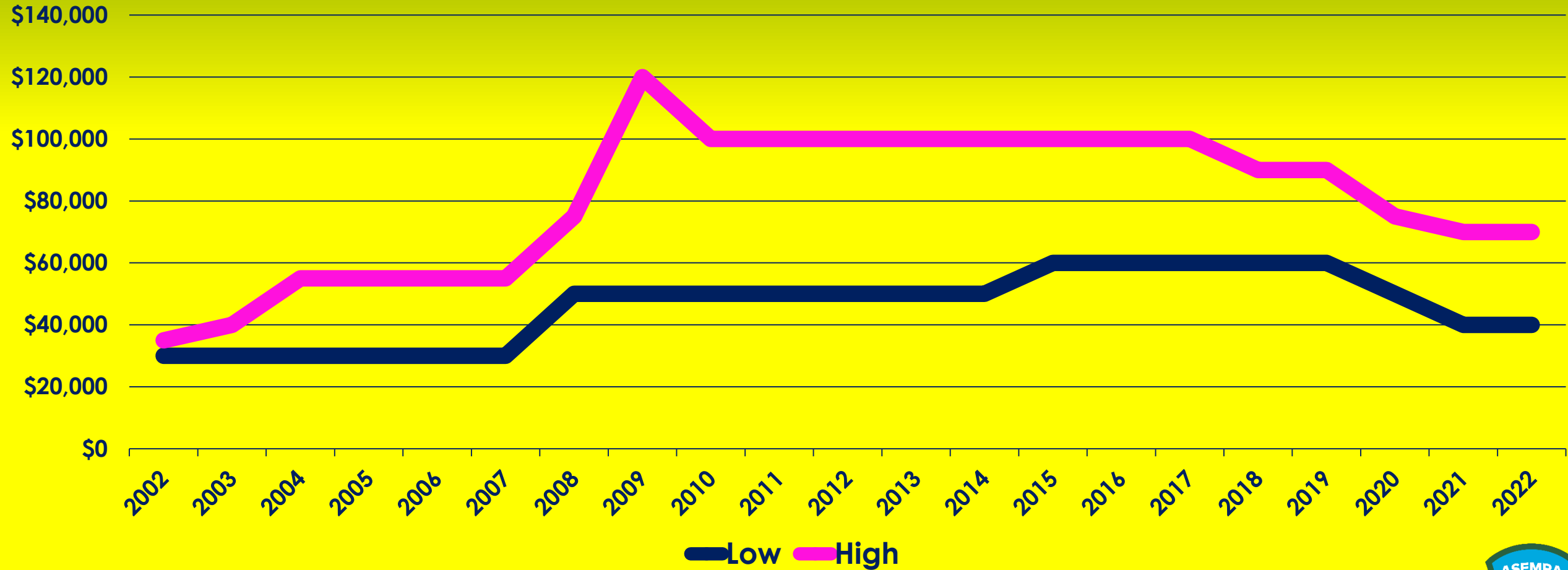
BARD VALLEY, CA – IRRIGATED FARMLAND

Cash Rent/Acre



MEDJOOOL DATES

Sales Price/Acre



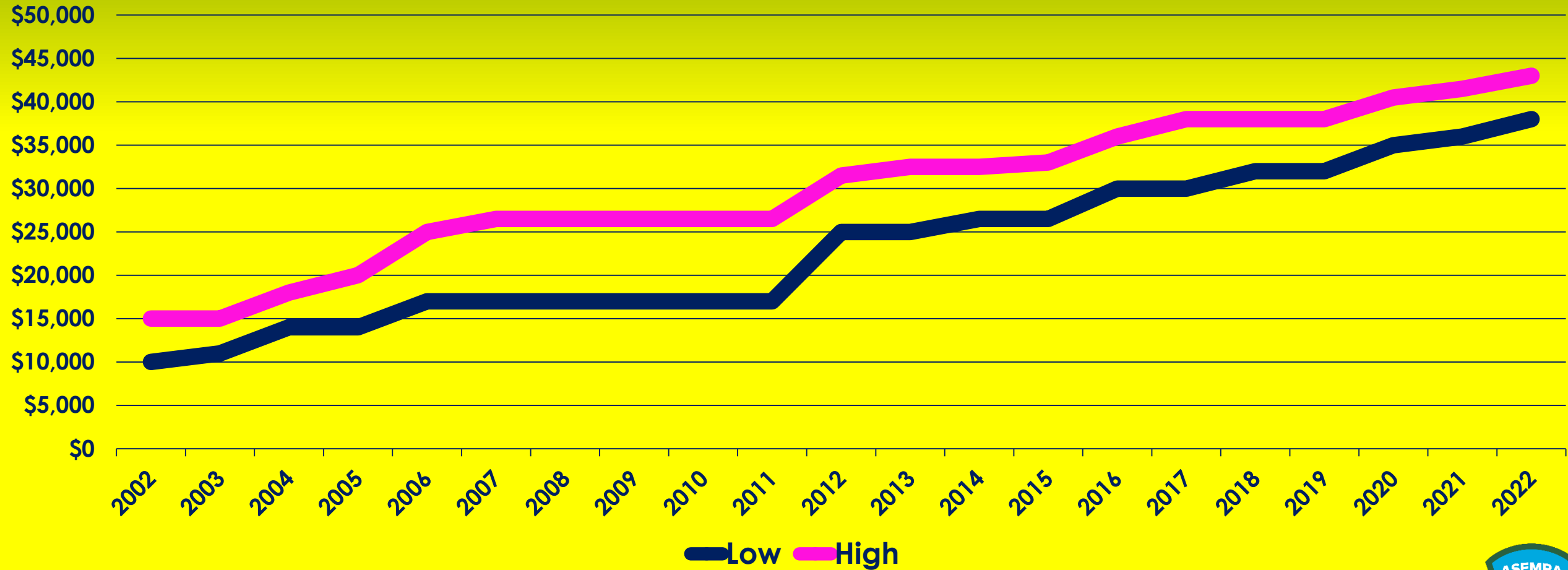
MEDJOOOL DATES

Cash Rent/Lb.



NORTH AND SOUTH GILA VALLEYS

Sales Price/Acre



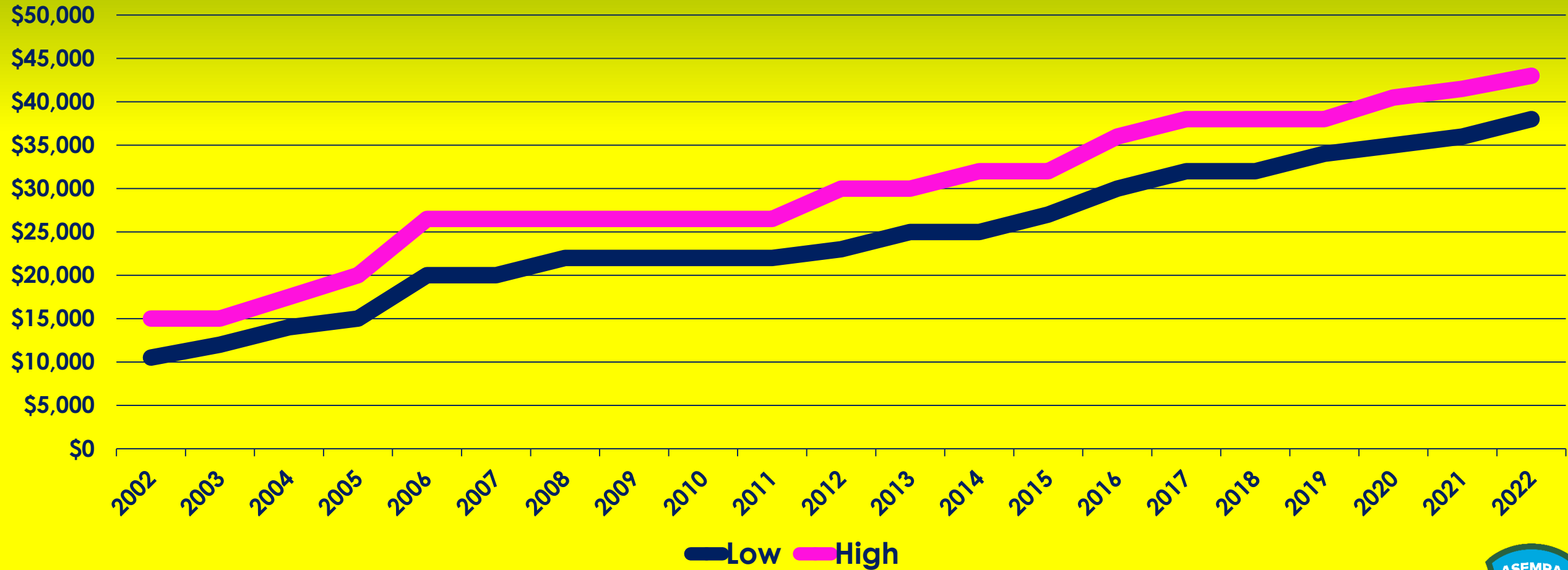
NORTH AND SOUTH GILA VALLEYS

Cash Rent/Acre



UPPER YUMA VALLEY

Sales Price/Acre



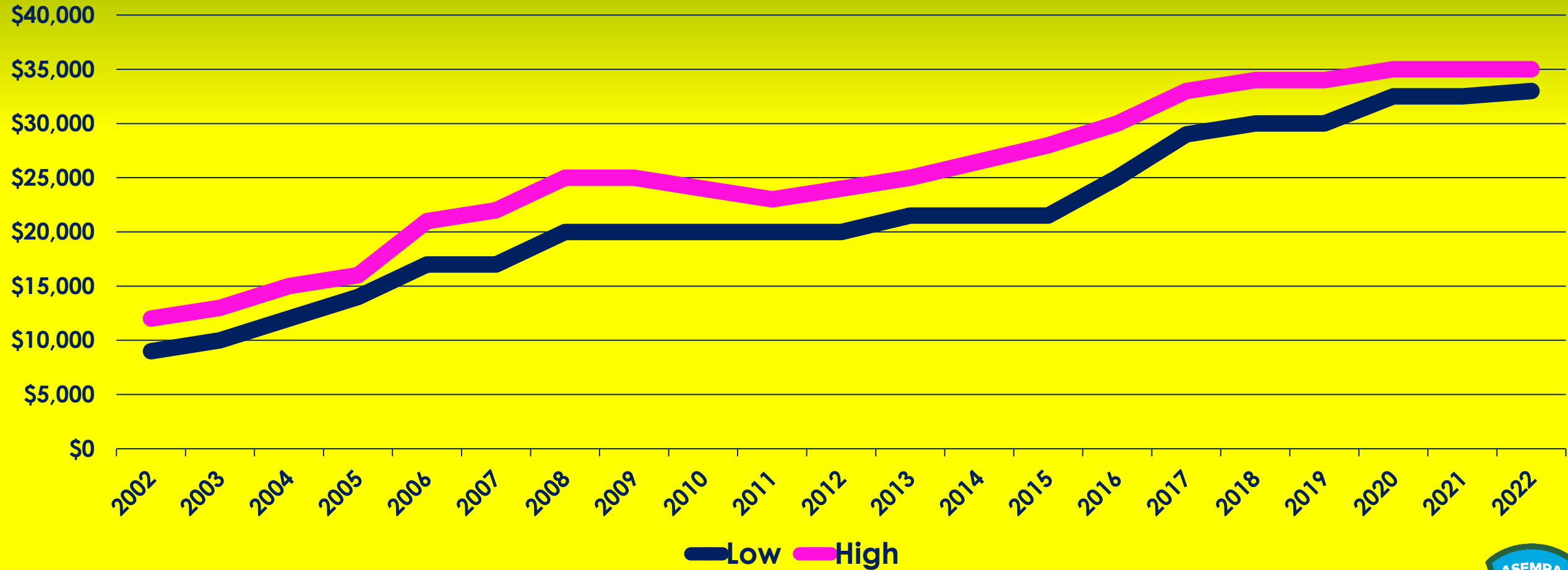
UPPER YUMA VALLEY

Cash Rent/Acre



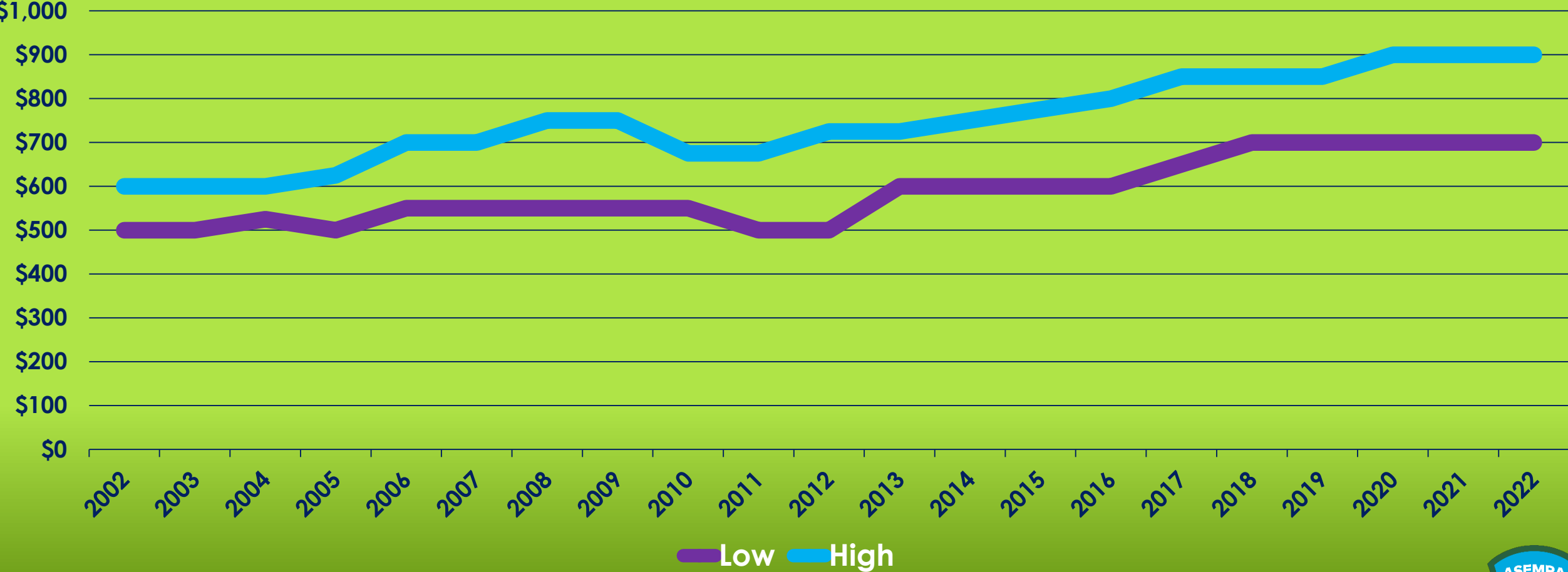
LOWER YUMA VALLEY

Sales Price/Acre



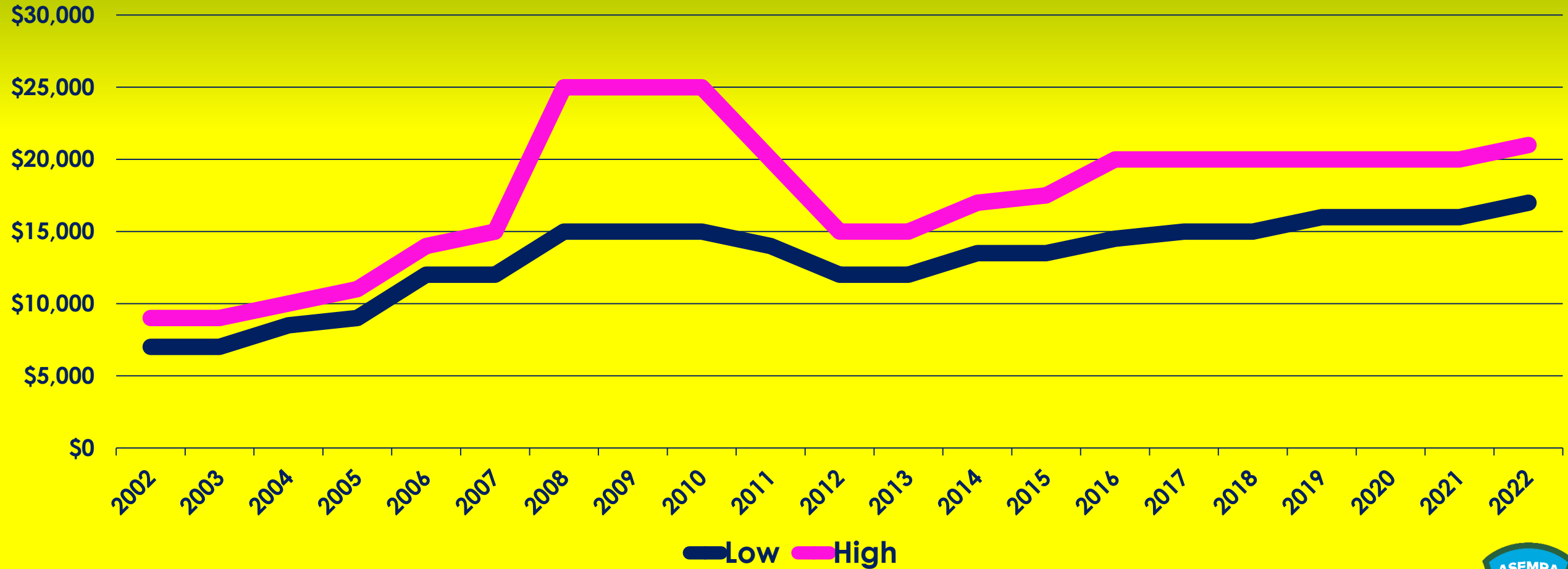
LOWER YUMA VALLEY

Cash Rent/Acre



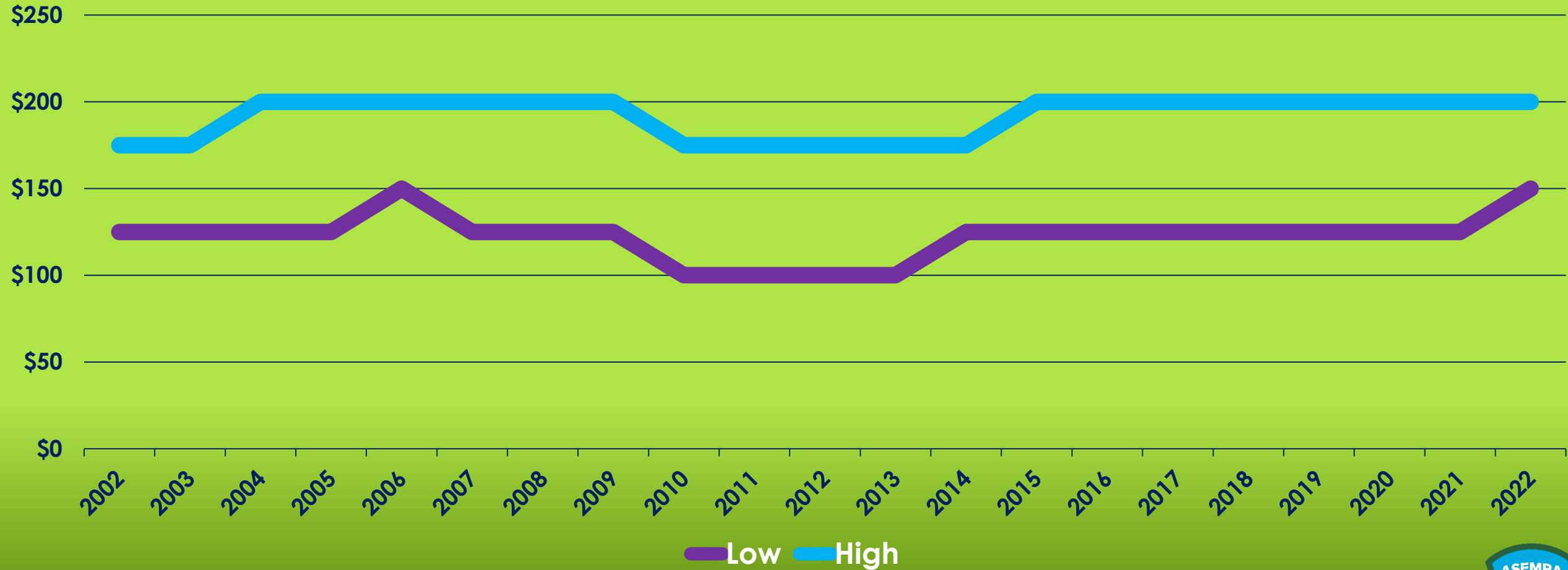
YUMA MESA DISTRICTS

Sales Price/Acre



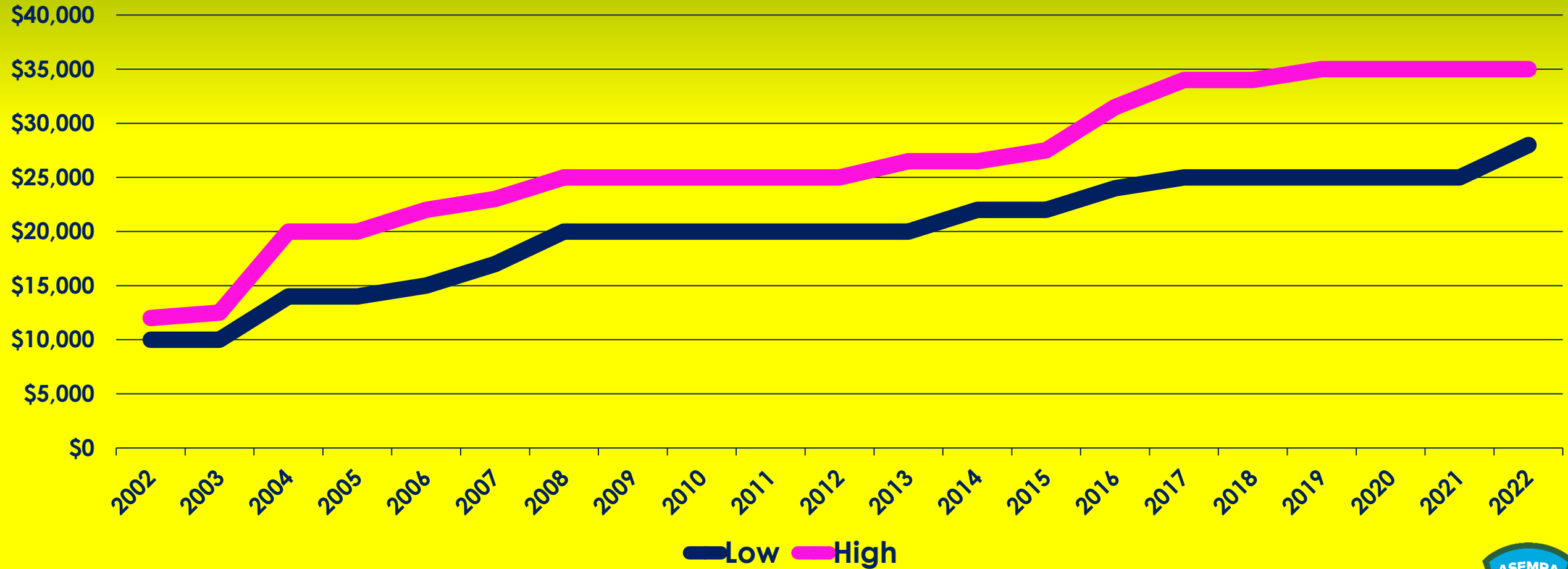
YUMA MESA DISTRICTS

Cash Rent/Acre



DOME VALLEY

Sales Price/Acre



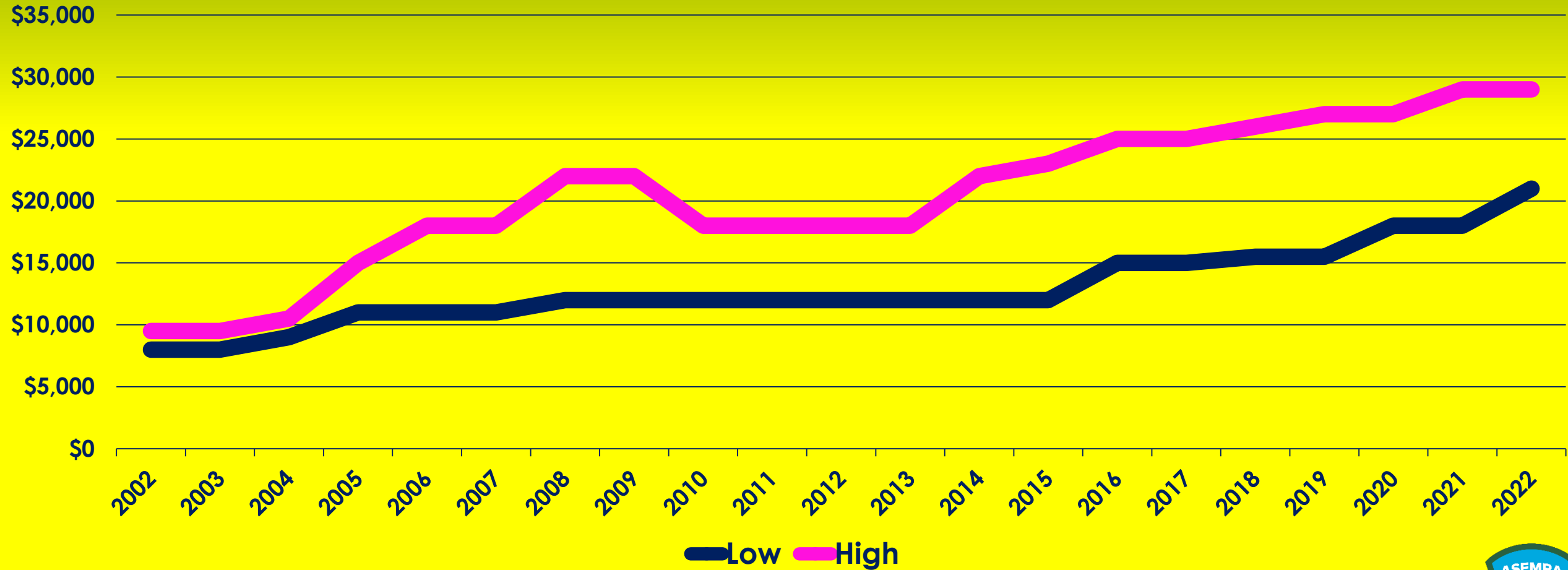
DOME VALLEY

Cash Rent/Acre



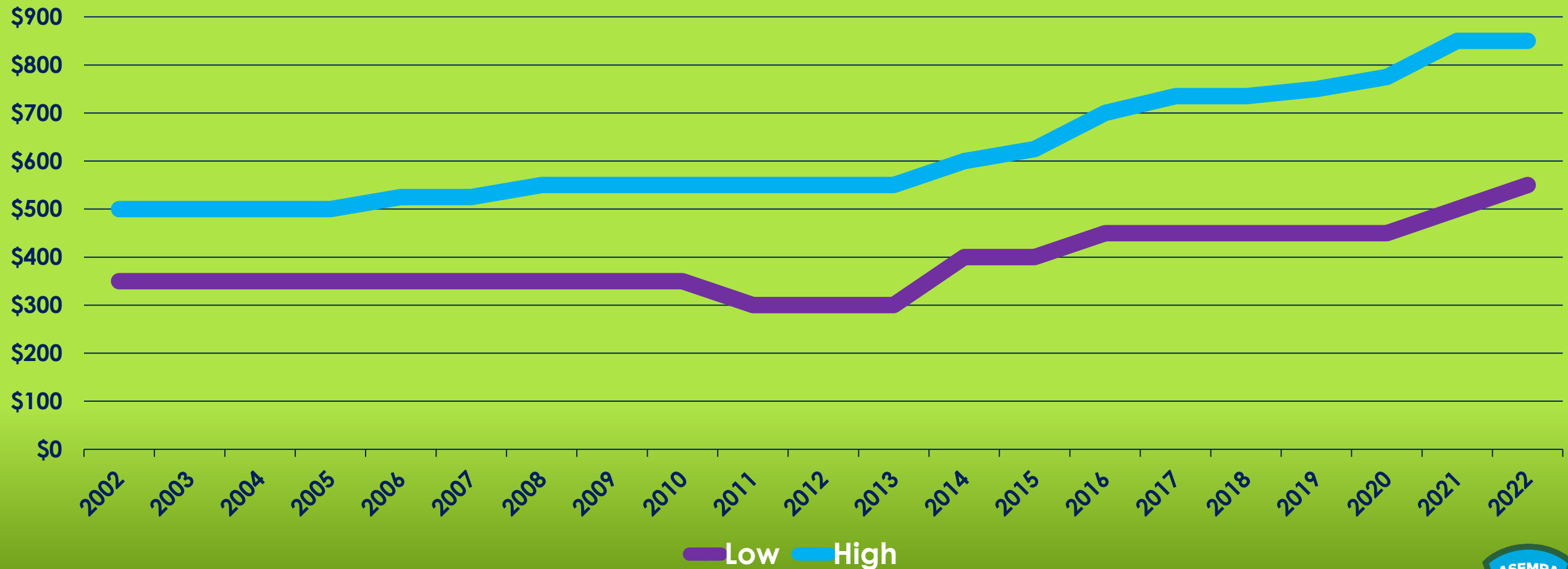
WELLTON AREA

Sales Price/Acre



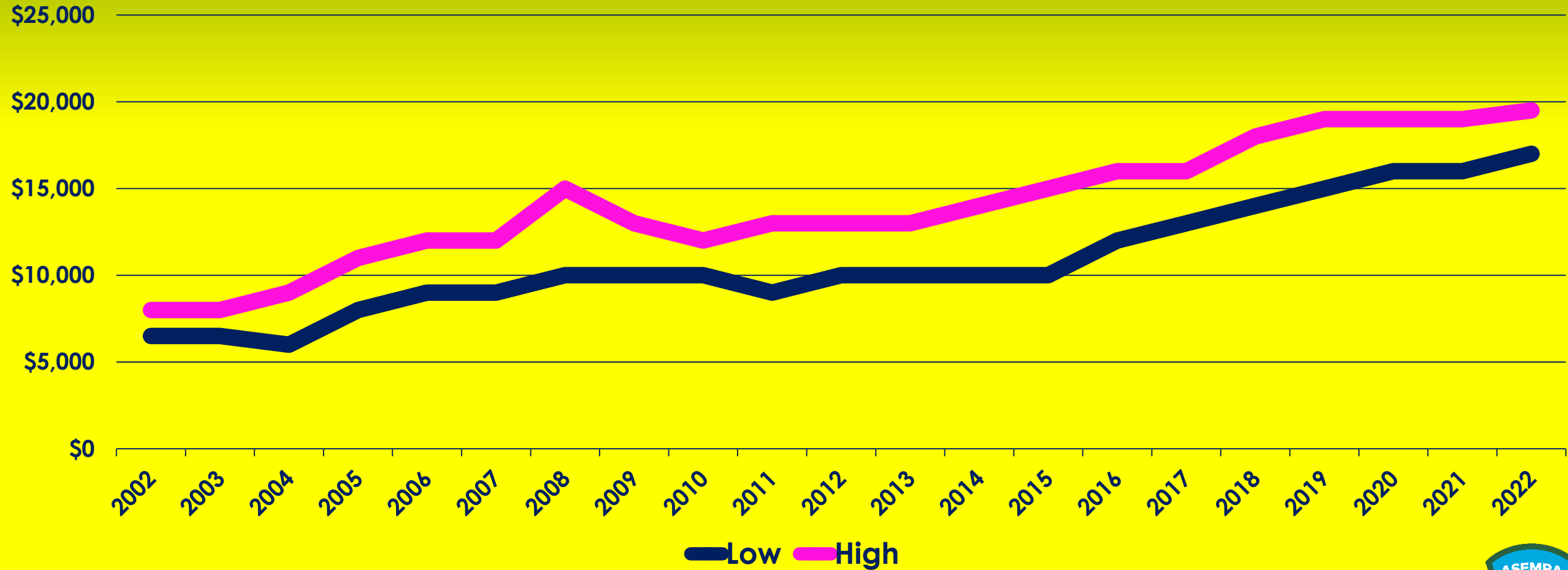
WELLTON AREA

Cash Rent/Acre



ROLL AREA

Sales Price/Acre



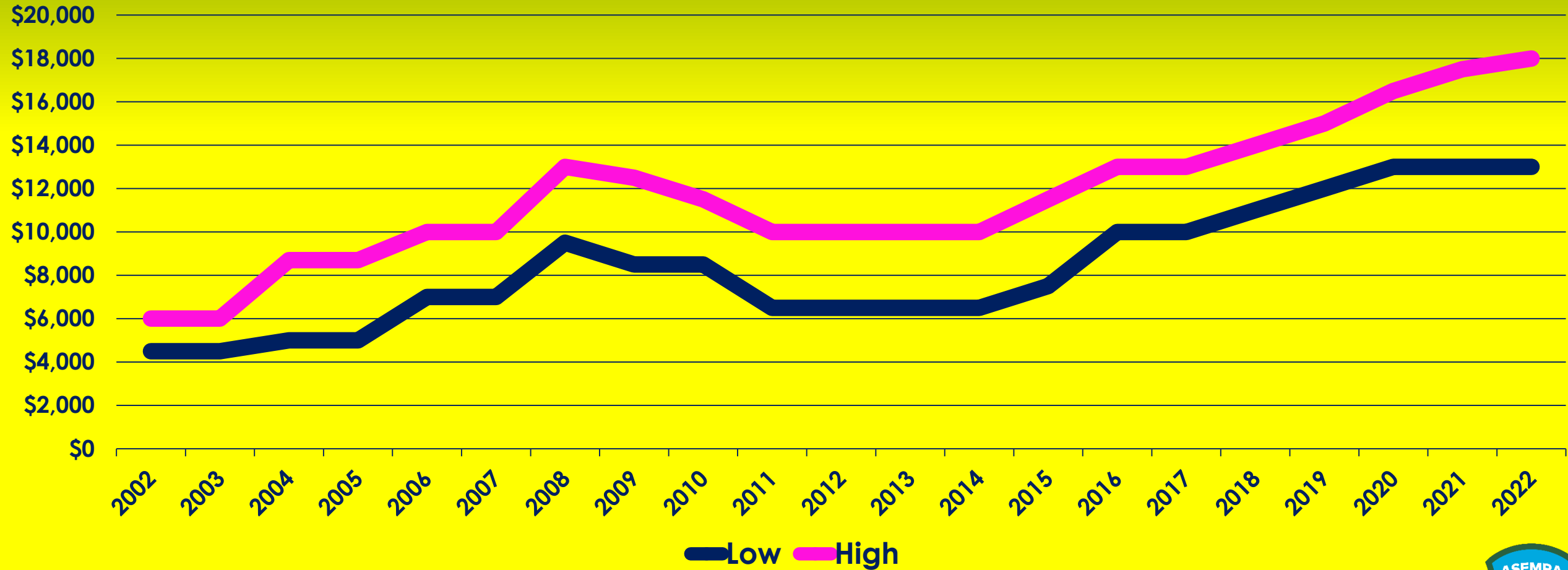
ROLL AREA

Cash Rent/Acre



TEXAS HILL

Sales Price/Acre



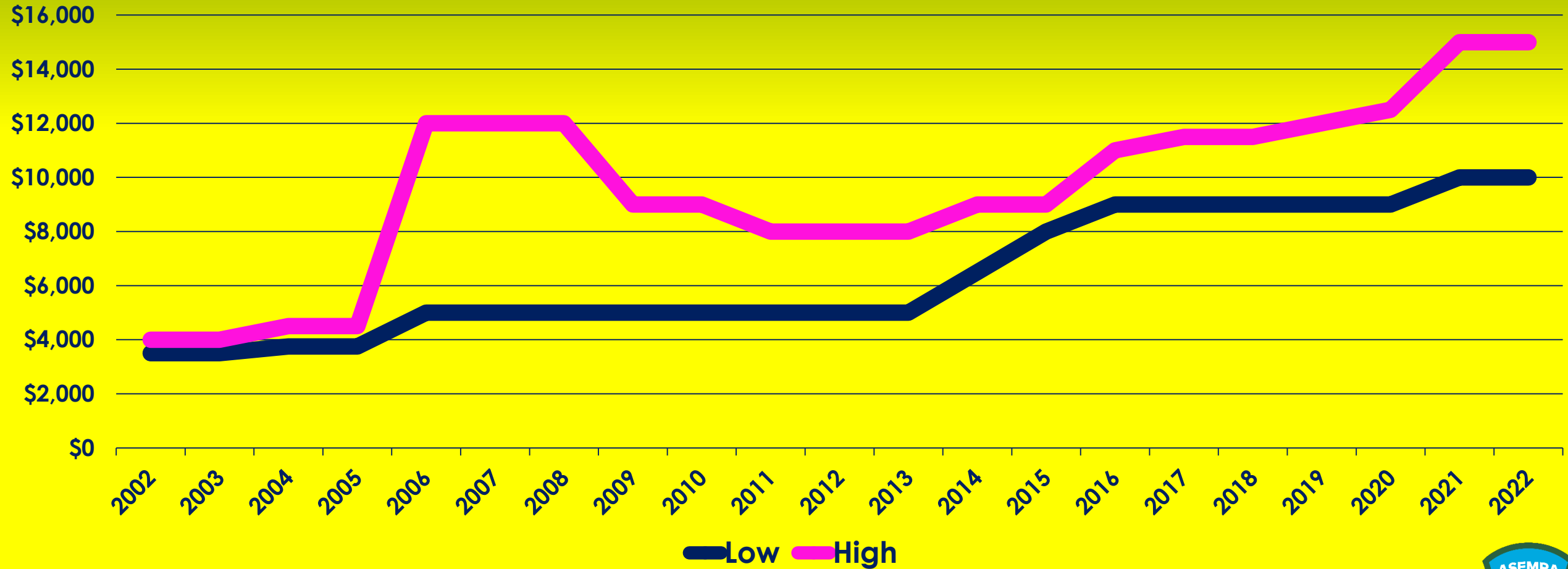
TEXAS HILL

Cash Rent/Acre



WELLTON MESA

Sales Price/Acre



WELLTON MESA

Cash Rent/Acre

