

YUMA COUNTY MARKET TRENDS

Bill Moody

Robert J. Moody Appraisers

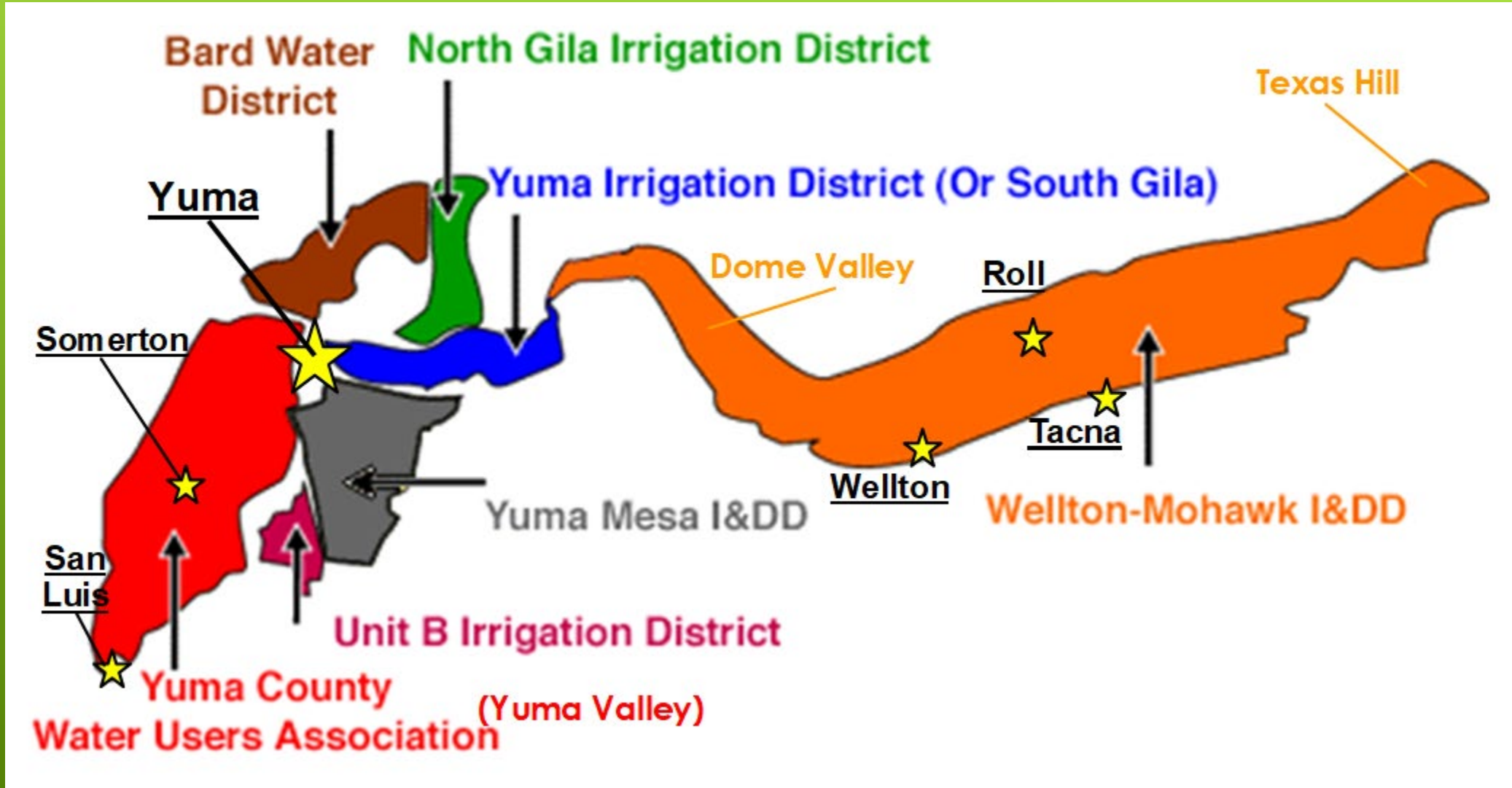


YUMA AREA AG 2023 OUTLOOK

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	2023 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$138.50 – 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	\$90 – includes first 5 AF
South Gila Valley (YID)	12,000	\$91 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$128 – 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



Despite challenges to growers in the past five years related to E. coli, Covid, and the western drought, the market for farmland remains stable, with modest appreciation in rent rates and price paid. As to sale activity, there is a balance between demand and supply. Most purchases in 2022 were made by operators, as investors express caution related to availability of water. It is likely there will be reduction in Colorado River water for irrigation in the coming year, but the extent is still unknown, and it is not clear if there will be adjustment funds that would be used to improve irrigation efficiency. Growers are waiting for a plan between the federal government and the seven Colorado River Basin states to be formed so that they can adapt their farming operation to the new parameters.

2022 YEAR IN REVIEW





Much of the range in value reflects produce ground. Variation in price paid by location is due in part to distance from cooling/packing facilities and farm labor pool. Farmland in the Gila Valley and in the upper portion of Yuma Valley bring a premium in price paid as these sub-areas are closer to produce cooling facilities and experience less frost in mid-winter. Although farther from Yuma, Wellton-Mohawk farmland around Roll with slightly cooler temperatures offer the opportunity to lengthen the winter growing season by, say, two to three weeks.

2022 YEAR IN REVIEW

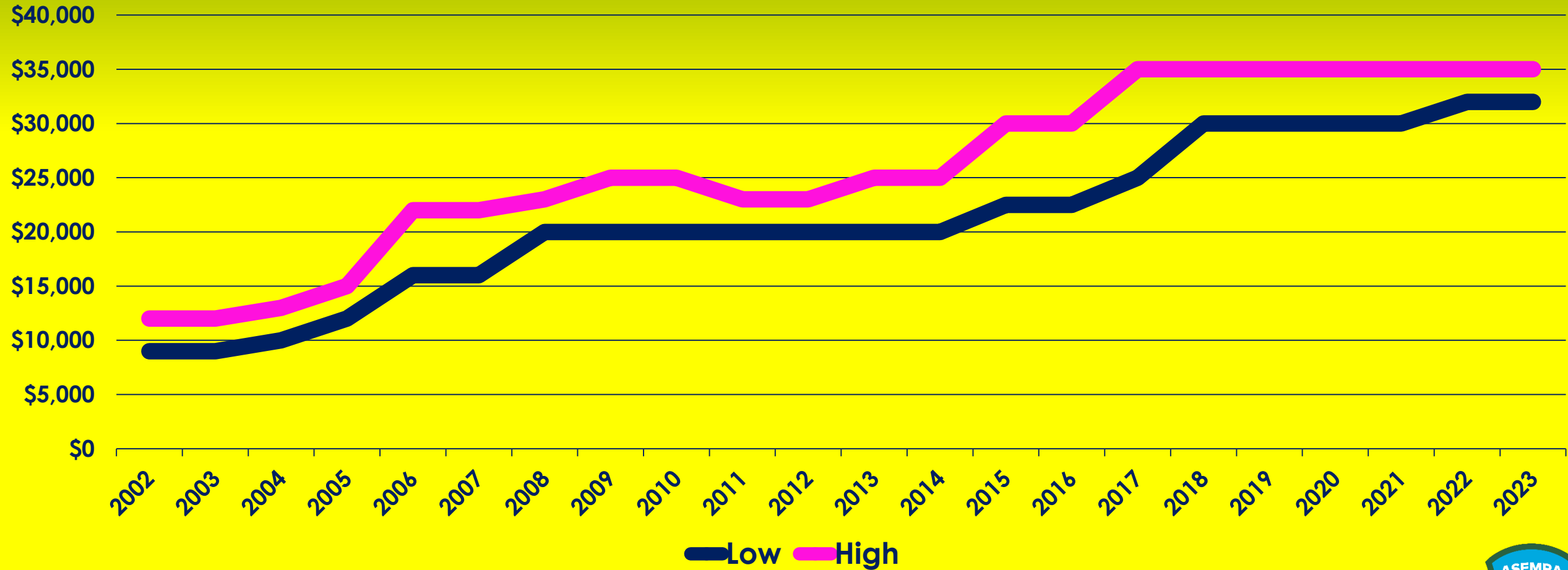
IRRIGATED FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$38,000 - \$44,200	Active / Upward	\$900 - \$1,025	Active / Stable
Lower Yuma Valley	\$33,000 - \$37,000	Limited / Stable	\$700 - \$900	Active / Stable
North & South Gila Valleys	\$38,000 - \$45,000	Limited / Upward	\$900 - \$1,100	Active / Stable
Yuma Mesa Districts				
Farmland	\$16,000 - \$25,000	Active / Upward	\$150 - \$250	Limited / Stable
Lemons	\$18,500 - \$23,000	Limited / Stable		
Wellton-Mohawk ID				
Dome Valley	\$28,000 - \$36,000	Limited / Stable	\$700 - \$900	Active / Stable
Wellton Area	\$21,000 - \$29,000	Limited / Stable	\$550 - \$850	Active / Stable
Roll Area	\$17,500 - \$20,000	Active / Upward	\$450 - \$700	Active / Upward
Texas Hill	\$14,000 - \$18,000	Limited / Stable	\$400 - \$625	Active / Upward
Wellton Mesa	\$10,000 - \$15,000	Active / Stable	\$200 - \$350	Limited / Stable
Bard Valley, CA				
Farmland	\$32,000 - \$35,000	Limited / Stable	\$750 - \$900	Active / Stable
Medjool Dates	\$40,000 - \$65,000	Limited / Stable	\$0.20 - \$0.25/lb.	Limited / Stable



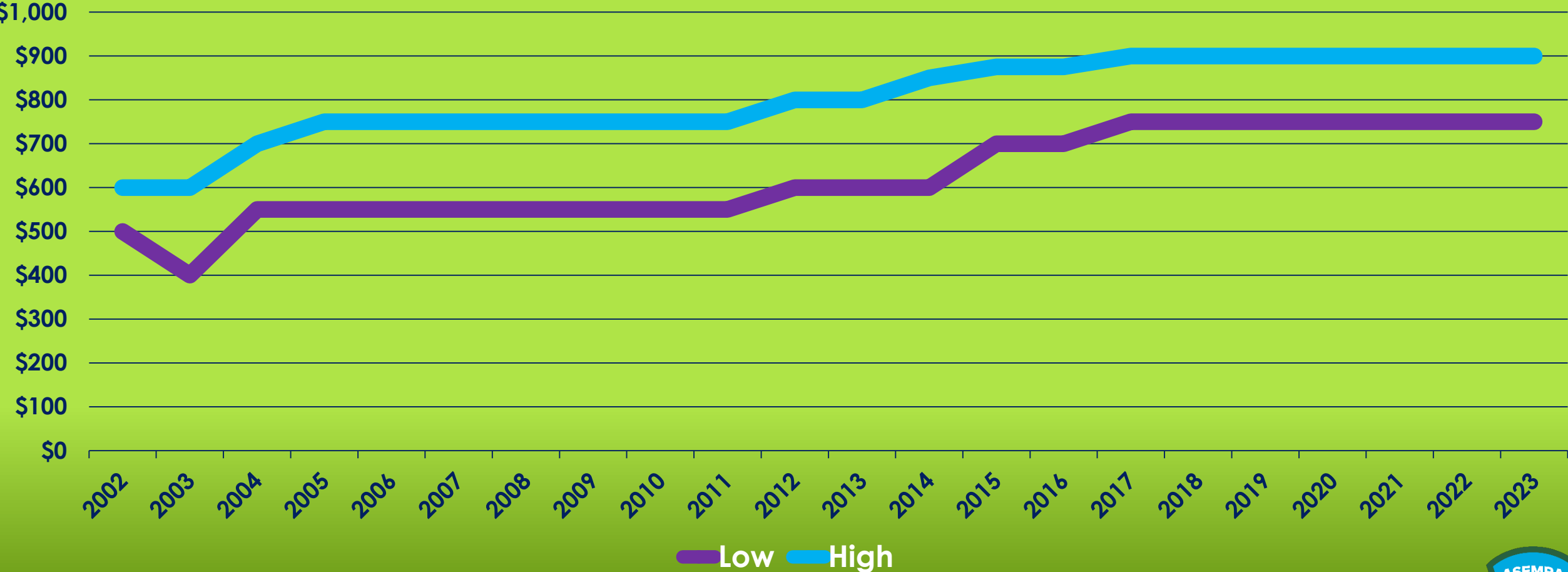
BARD VALLEY, CA – IRRIGATED FARMLAND

Sales Price/Acre



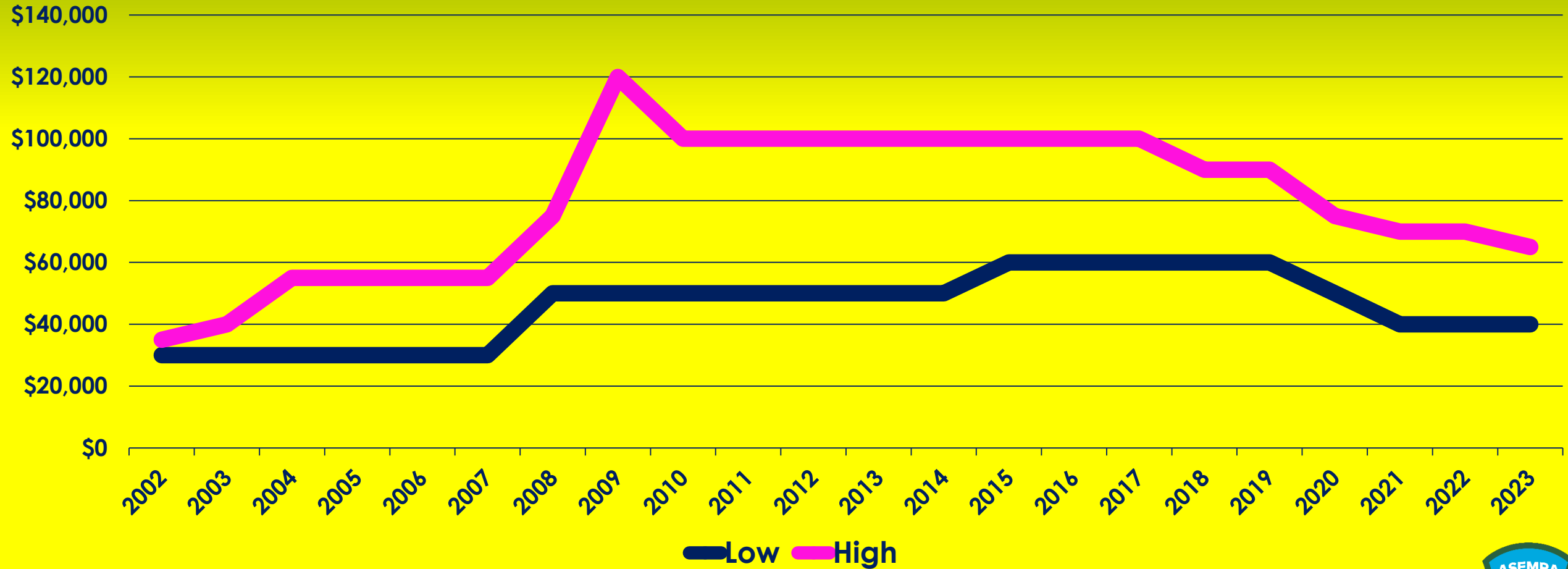
BARD VALLEY, CA – IRRIGATED FARMLAND

Cash Rent/Acre



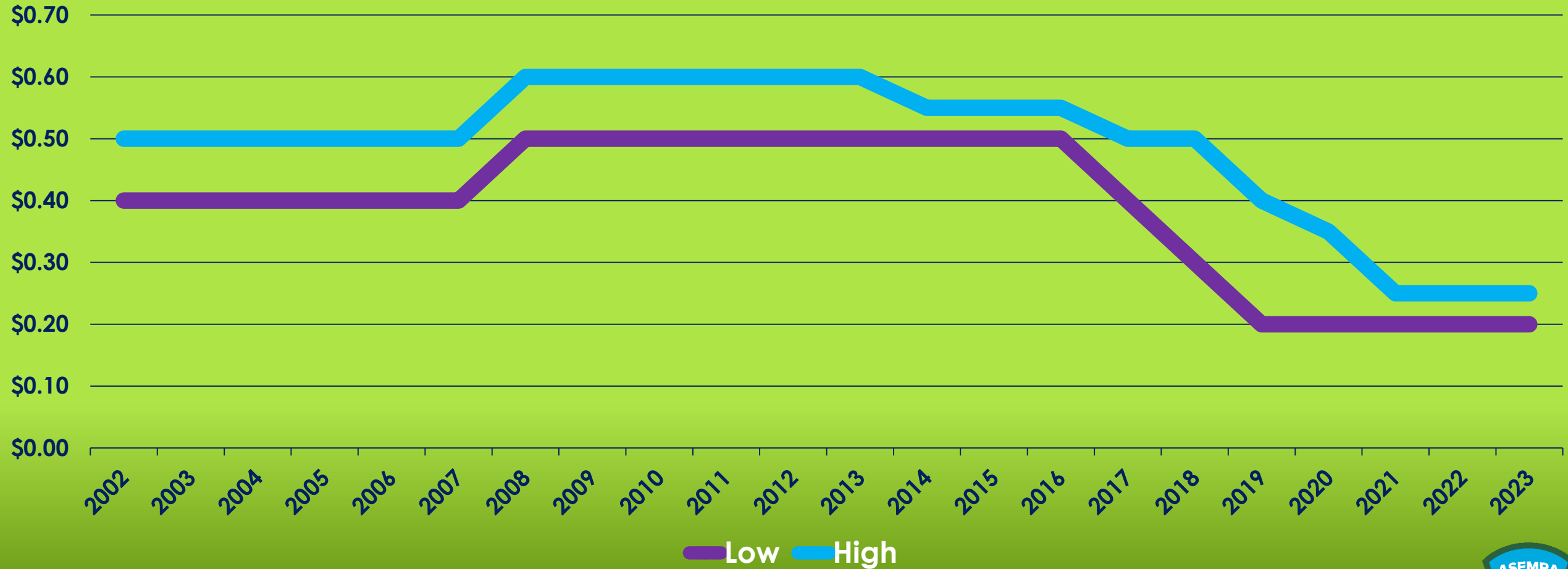
MEDJOOOL DATES

Sales Price/Acre



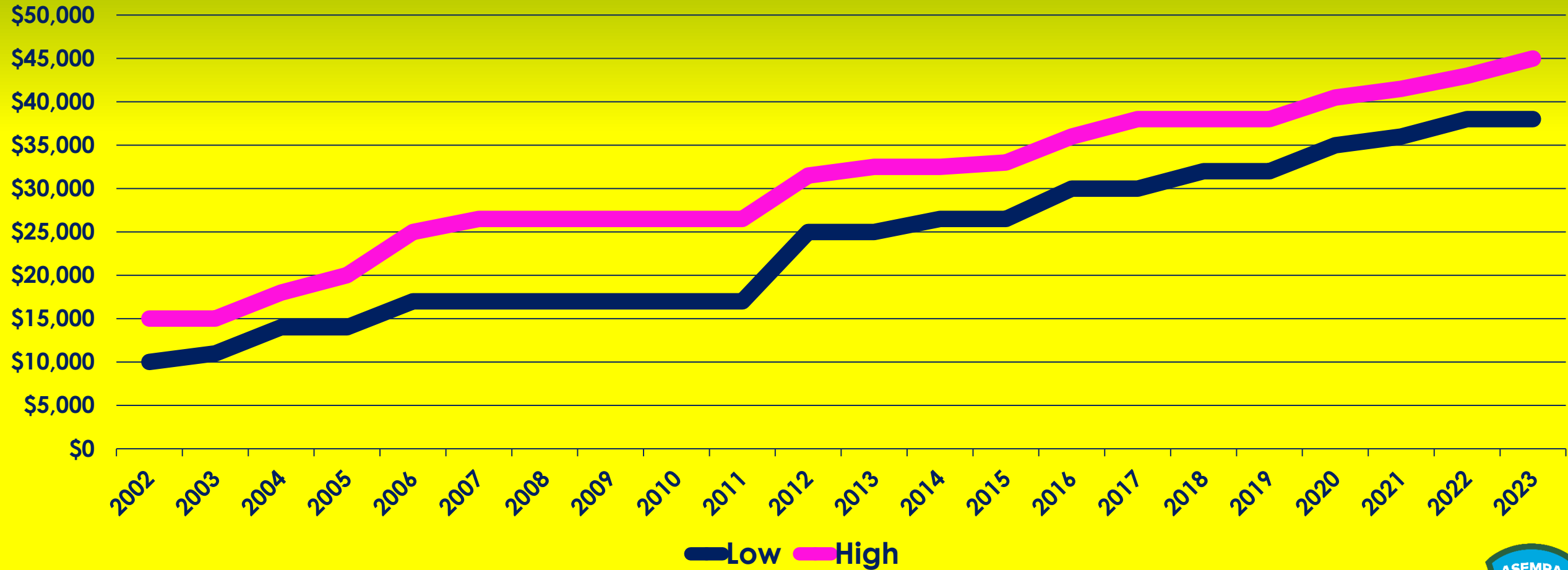
MEDJOOOL DATES

Cash Rent/Lb.



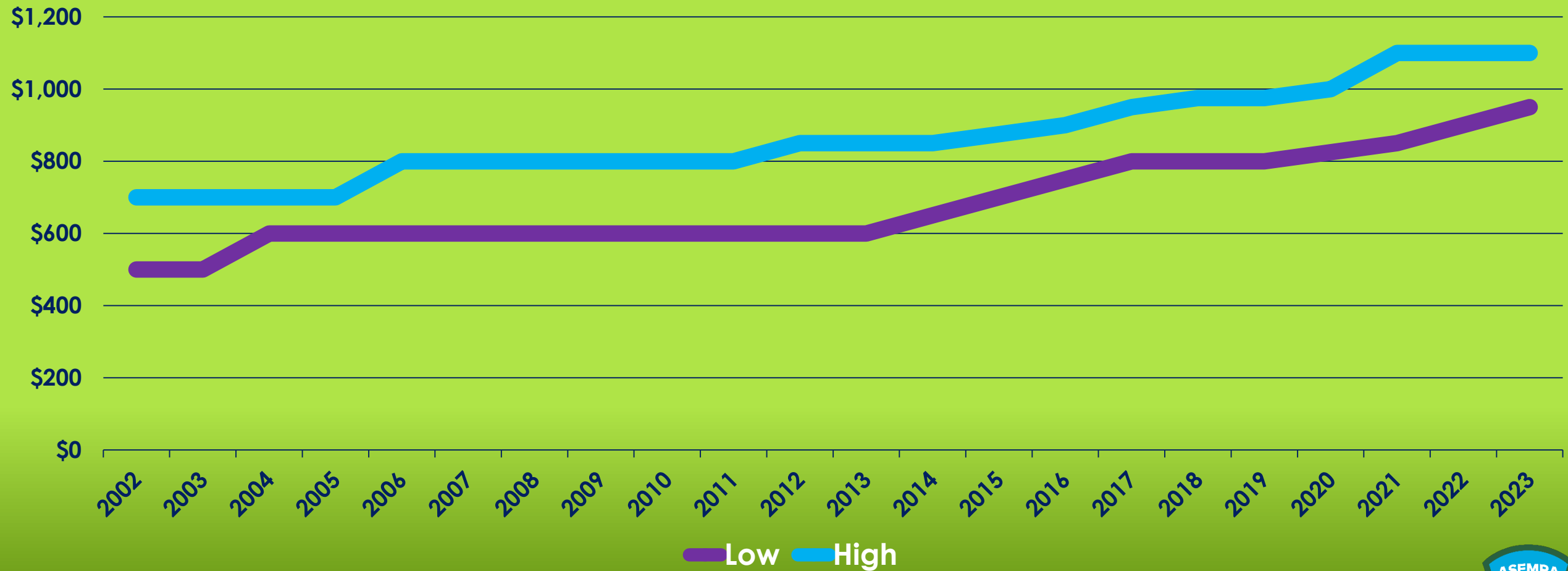
NORTH AND SOUTH GILA VALLEYS

Sales Price/Acre



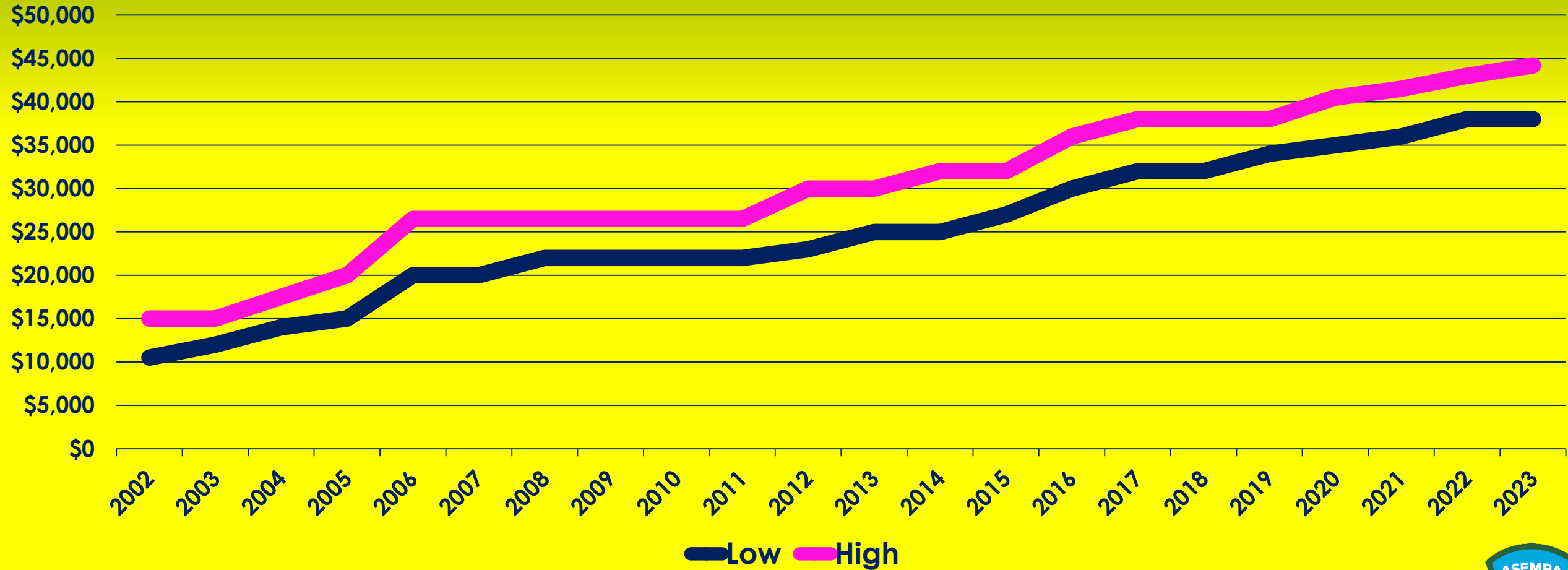
NORTH AND SOUTH GILA VALLEYS

Cash Rent/Acre



UPPER YUMA VALLEY

Sales Price/Acre



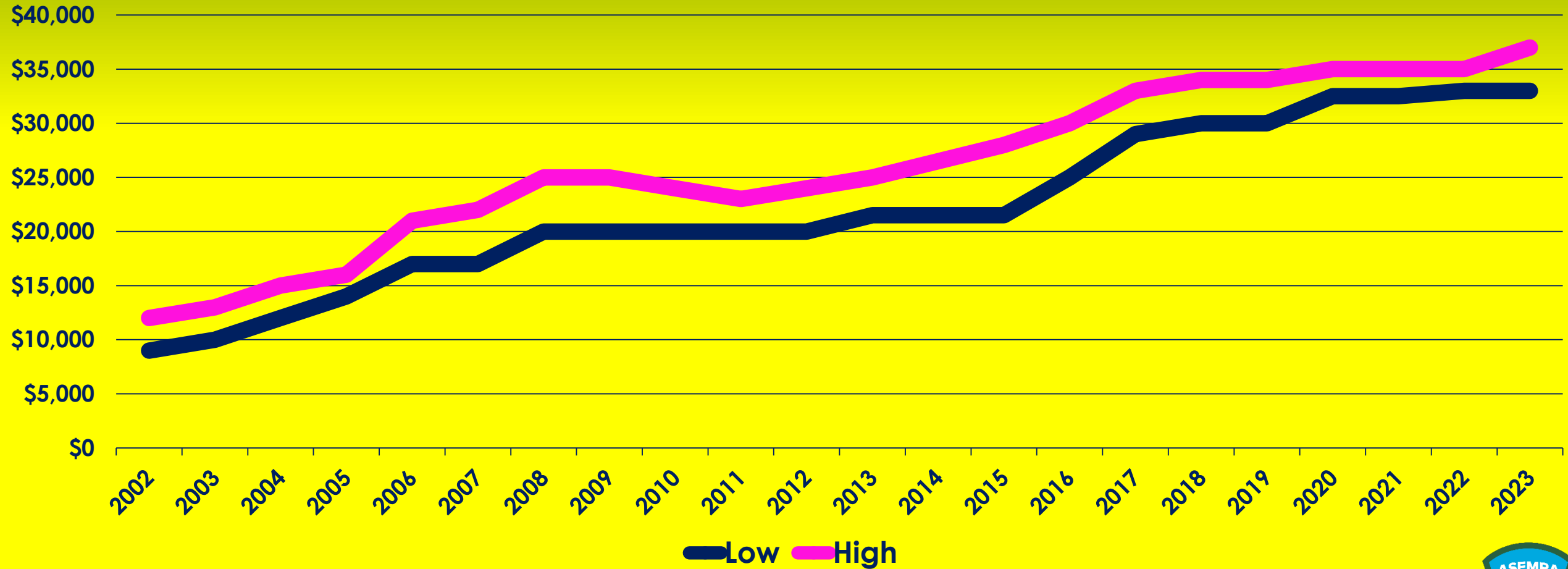
UPPER YUMA VALLEY

Cash Rent/Acre



LOWER YUMA VALLEY

Sales Price/Acre



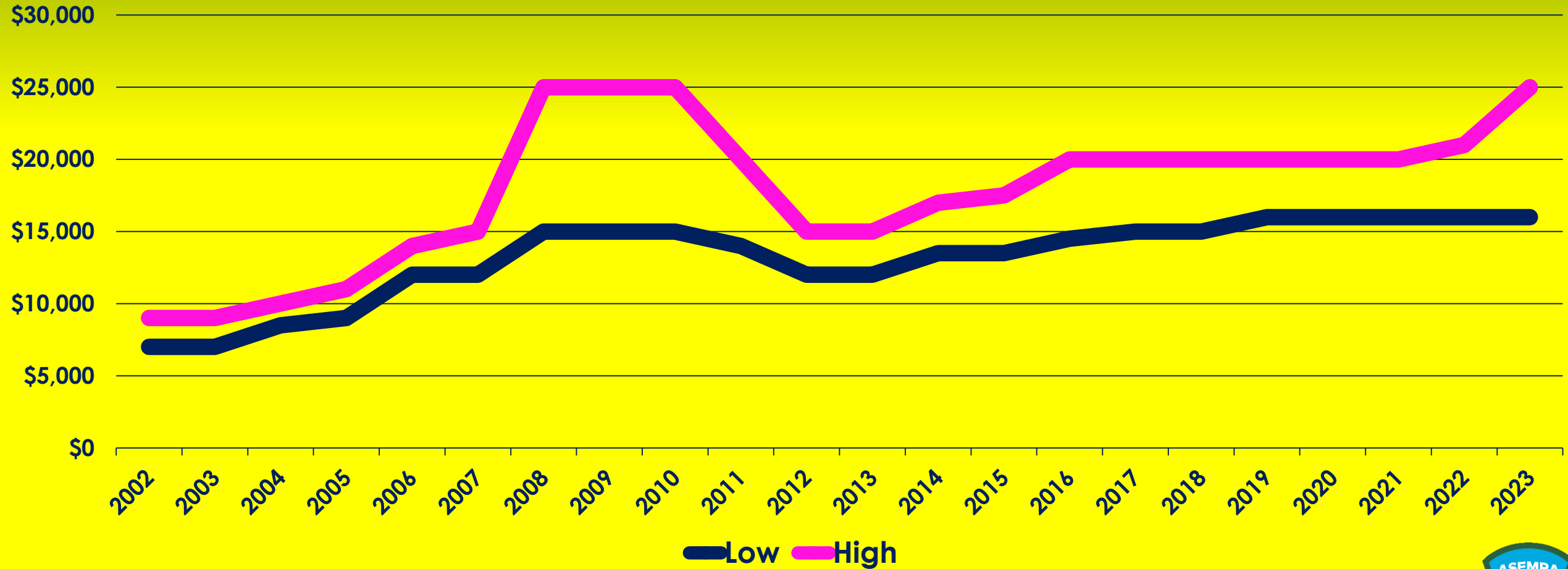
LOWER YUMA VALLEY

Cash Rent/Acre



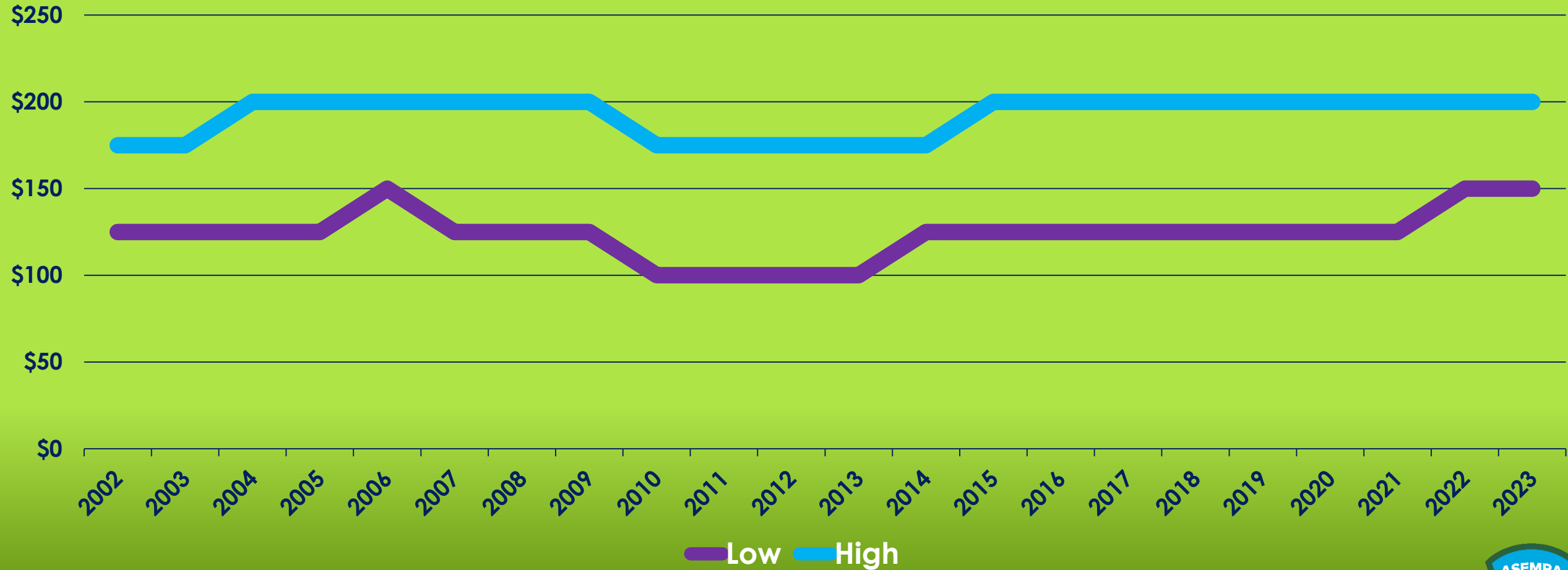
YUMA MESA DISTRICTS

Sales Price/Acre



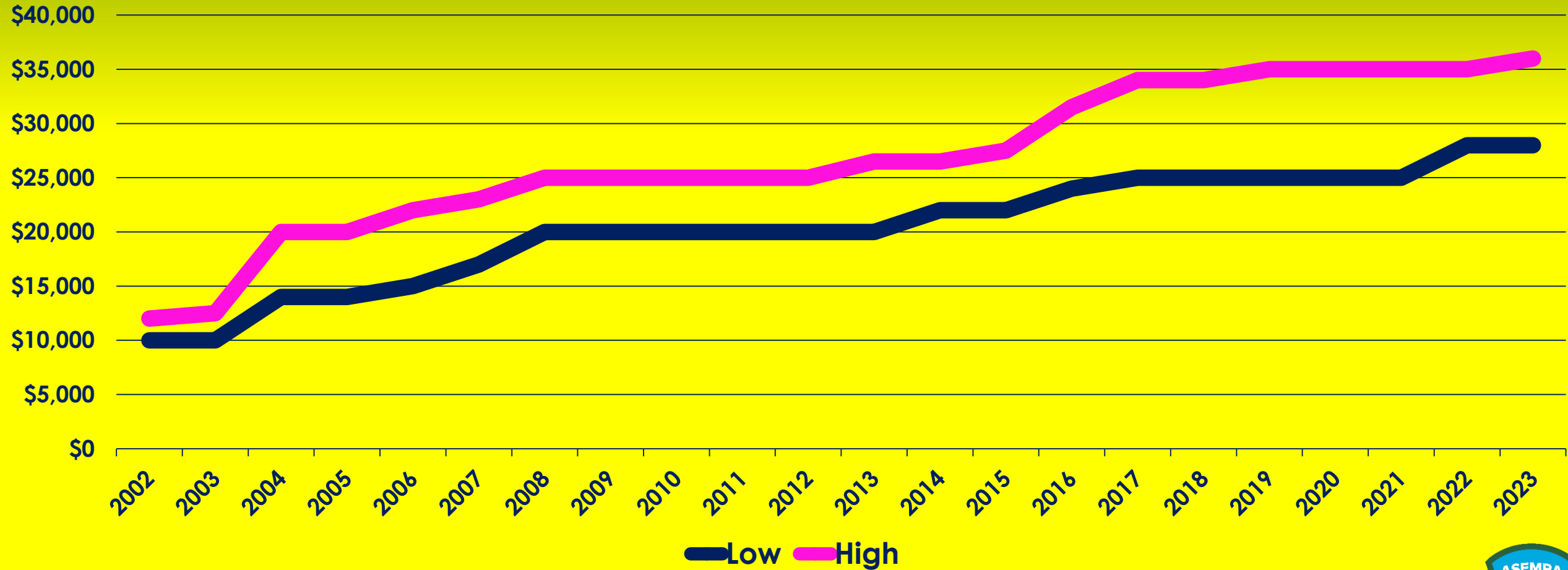
YUMA MESA DISTRICTS

Cash Rent/Acre



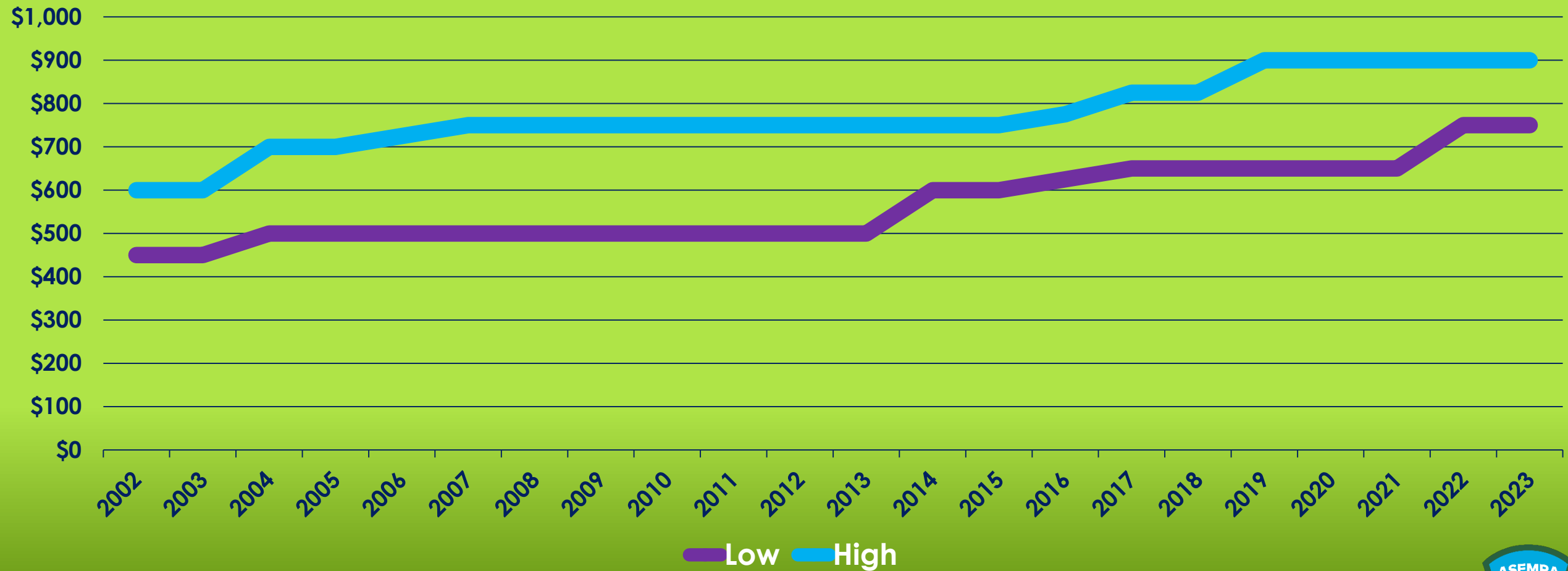
DOME VALLEY

Sales Price/Acre



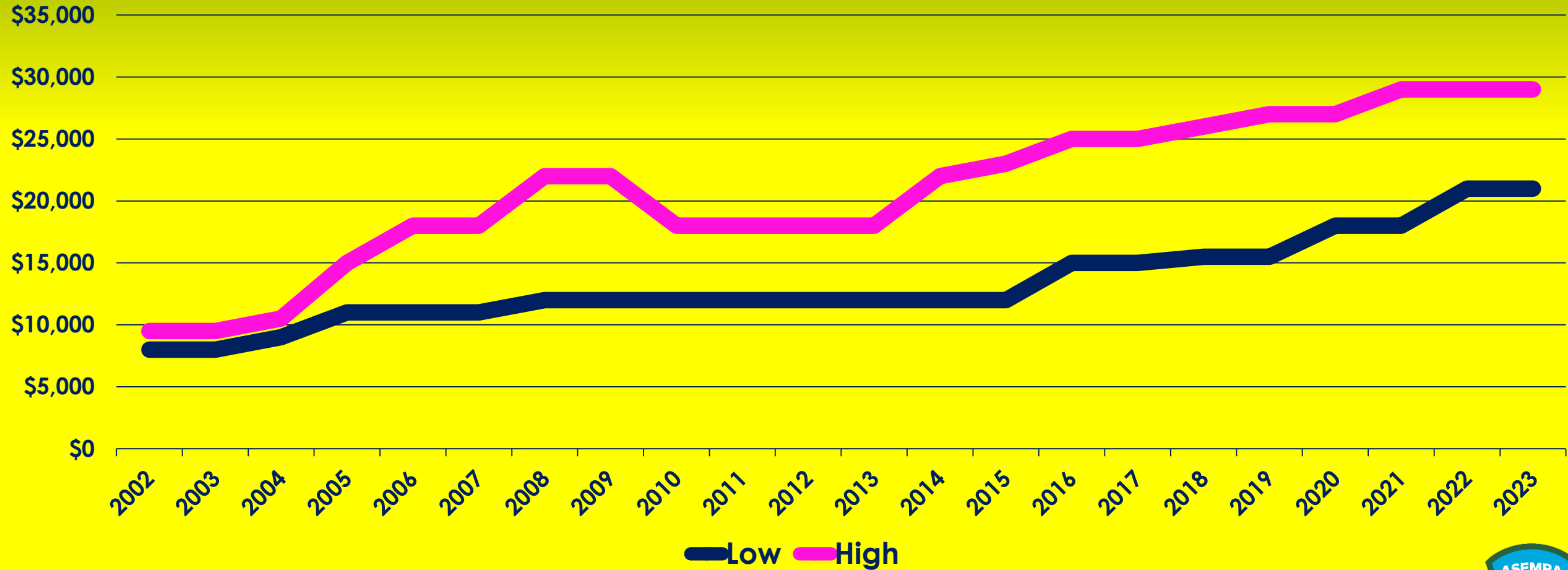
DOME VALLEY

Cash Rent/Acre



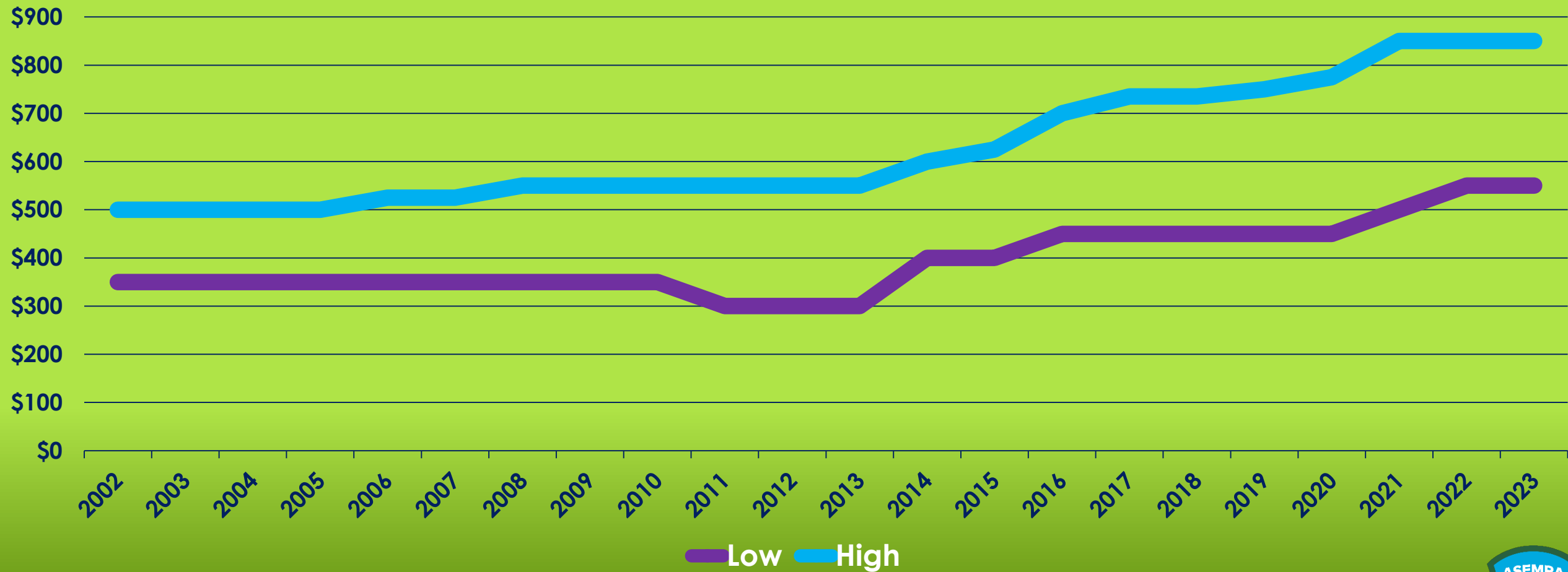
WELLTON AREA

Sales Price/Acre



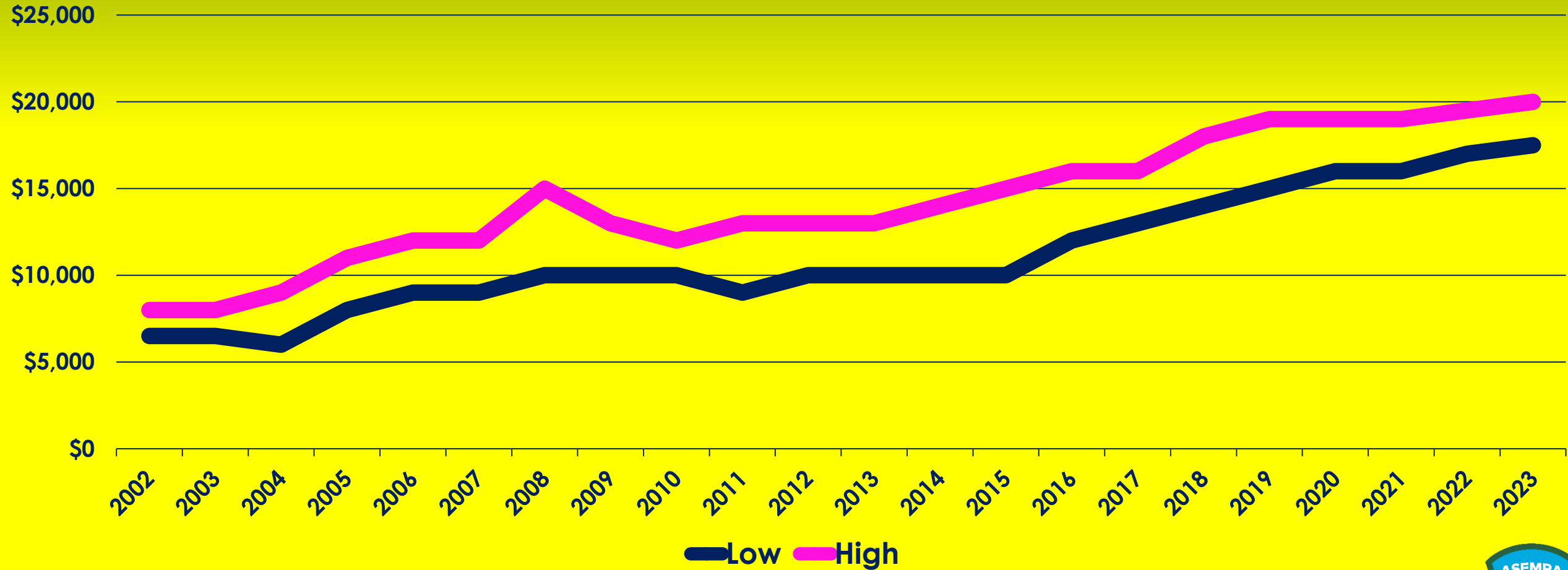
WELLTON AREA

Cash Rent/Acre



ROLL AREA

Sales Price/Acre



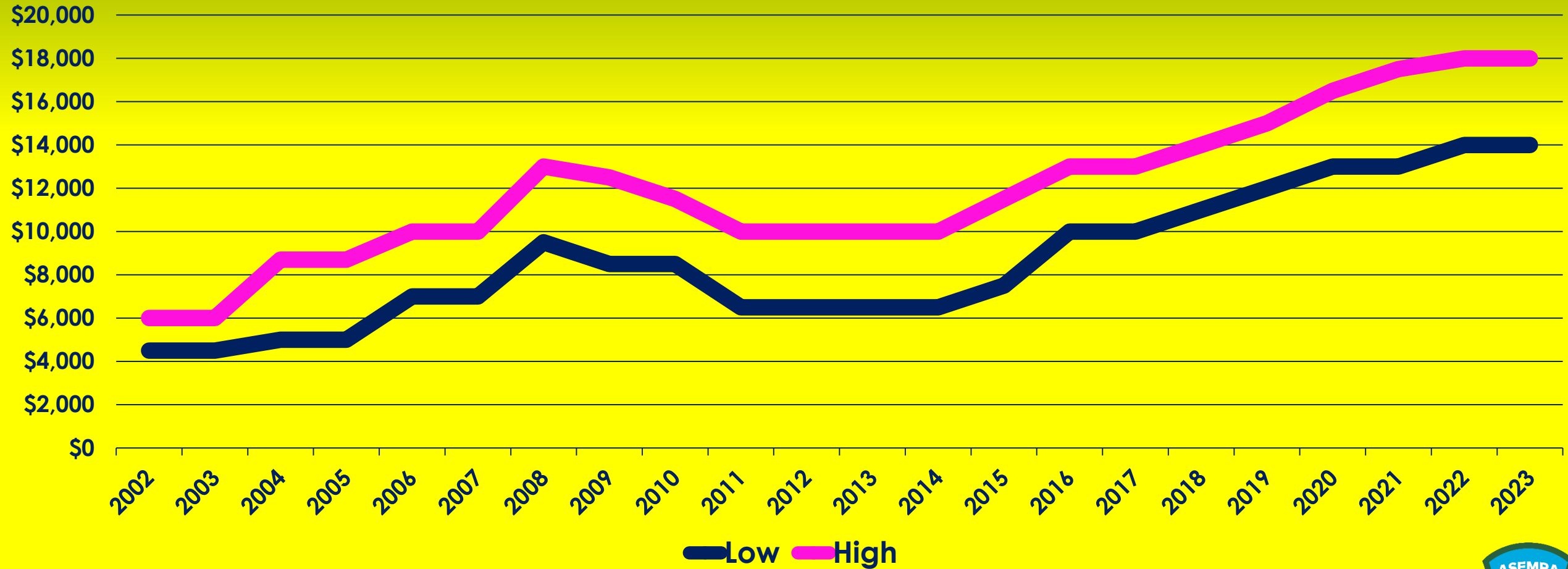
ROLL AREA

Cash Rent/Acre



TEXAS HILL

Sales Price/Acre



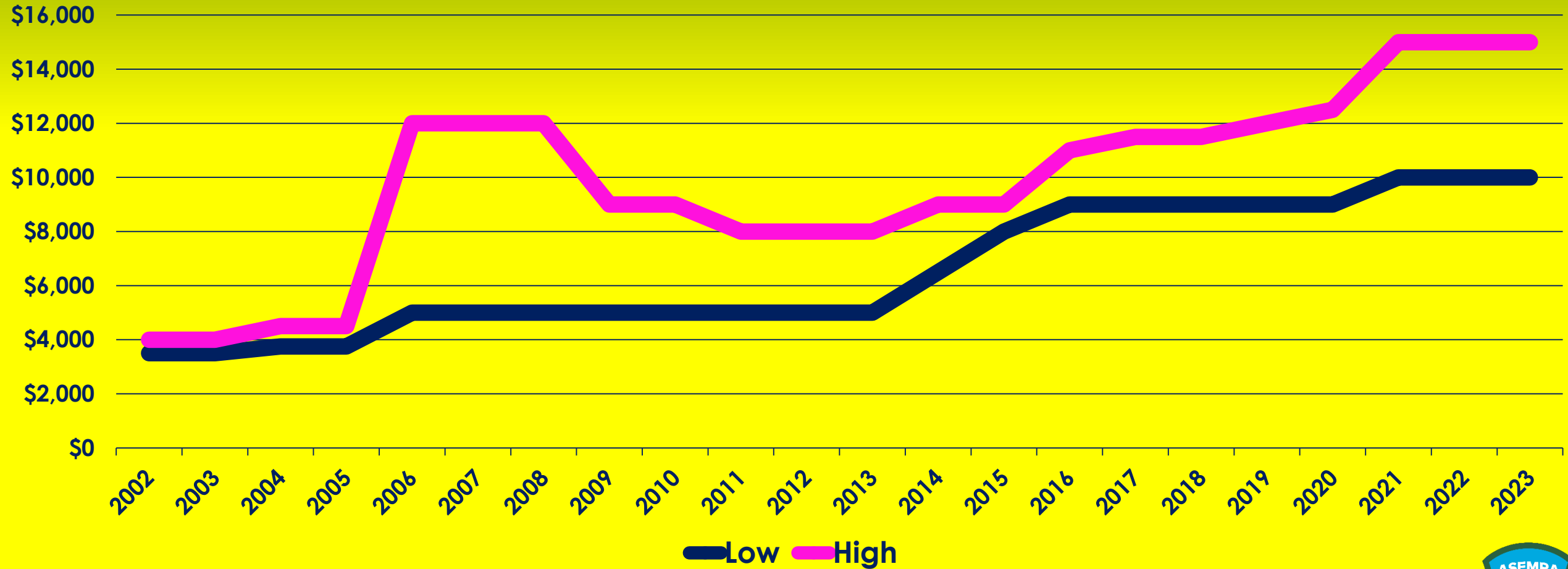
TEXAS HILL

Cash Rent/Acre



WELLTON MESA

Sales Price/Acre



WELLTON MESA

Cash Rent/Acre

