

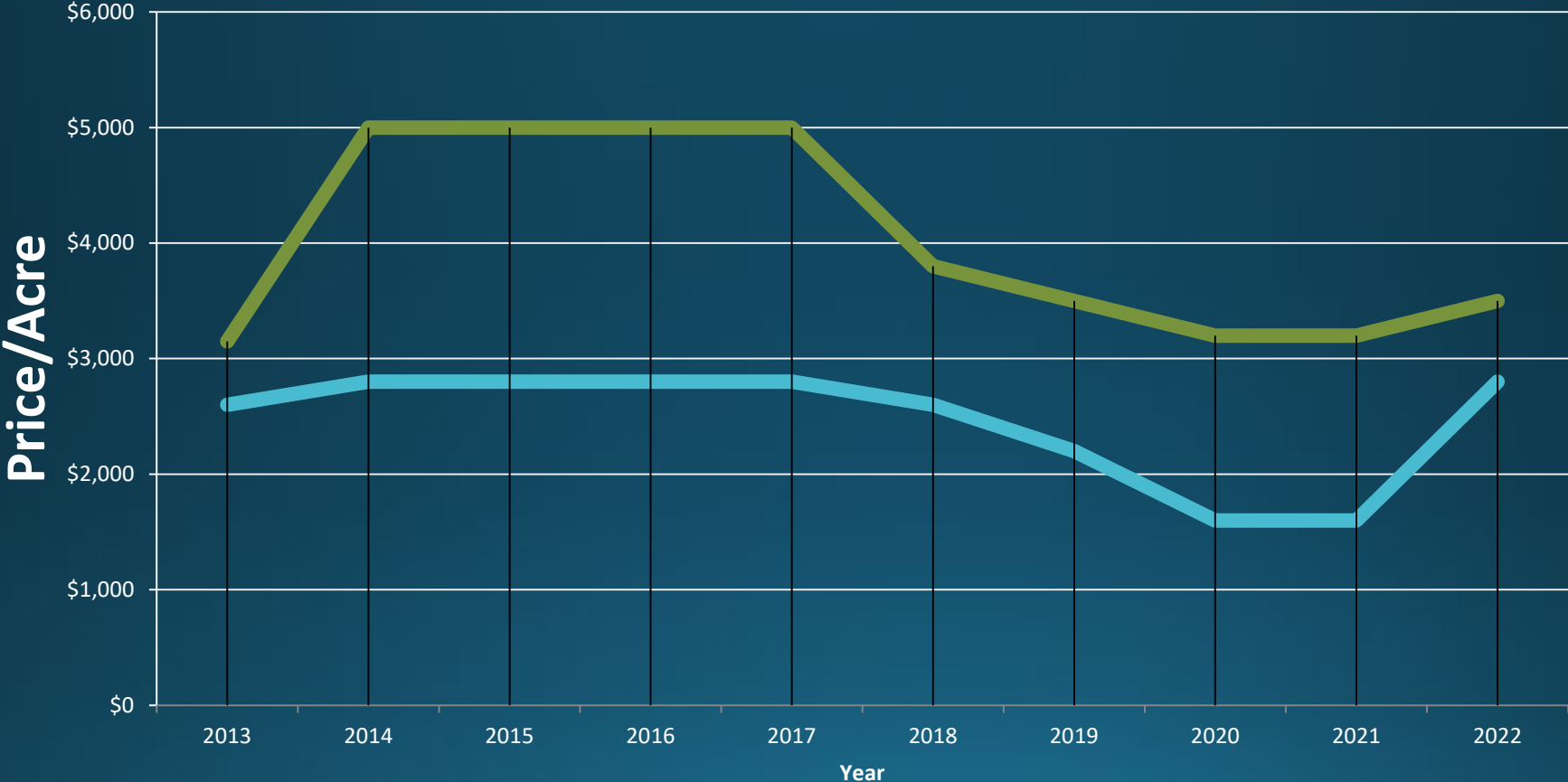
Southeast Arizona Market Trends

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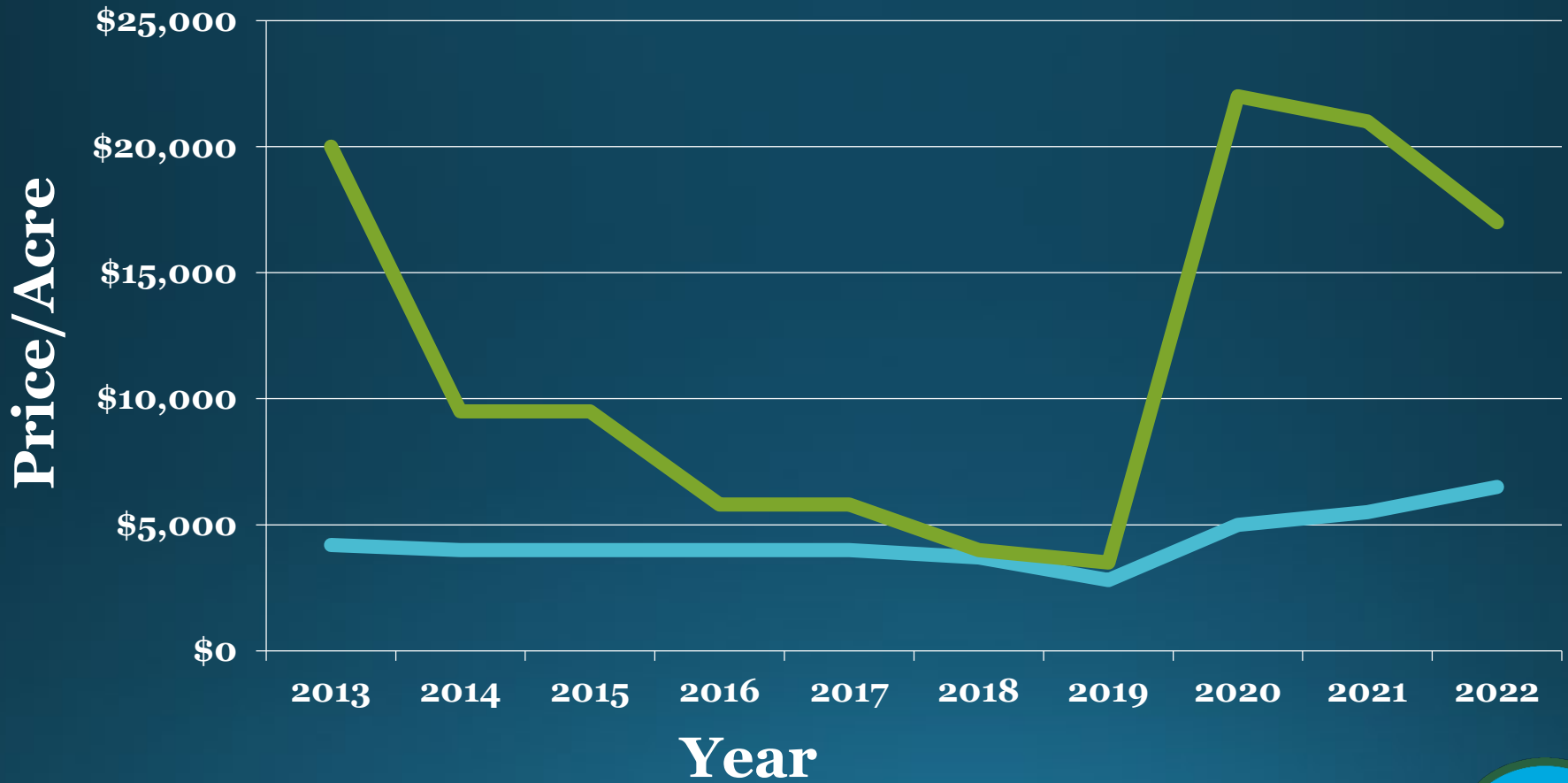
Graham County

Flood Prone Wet Acre Prices



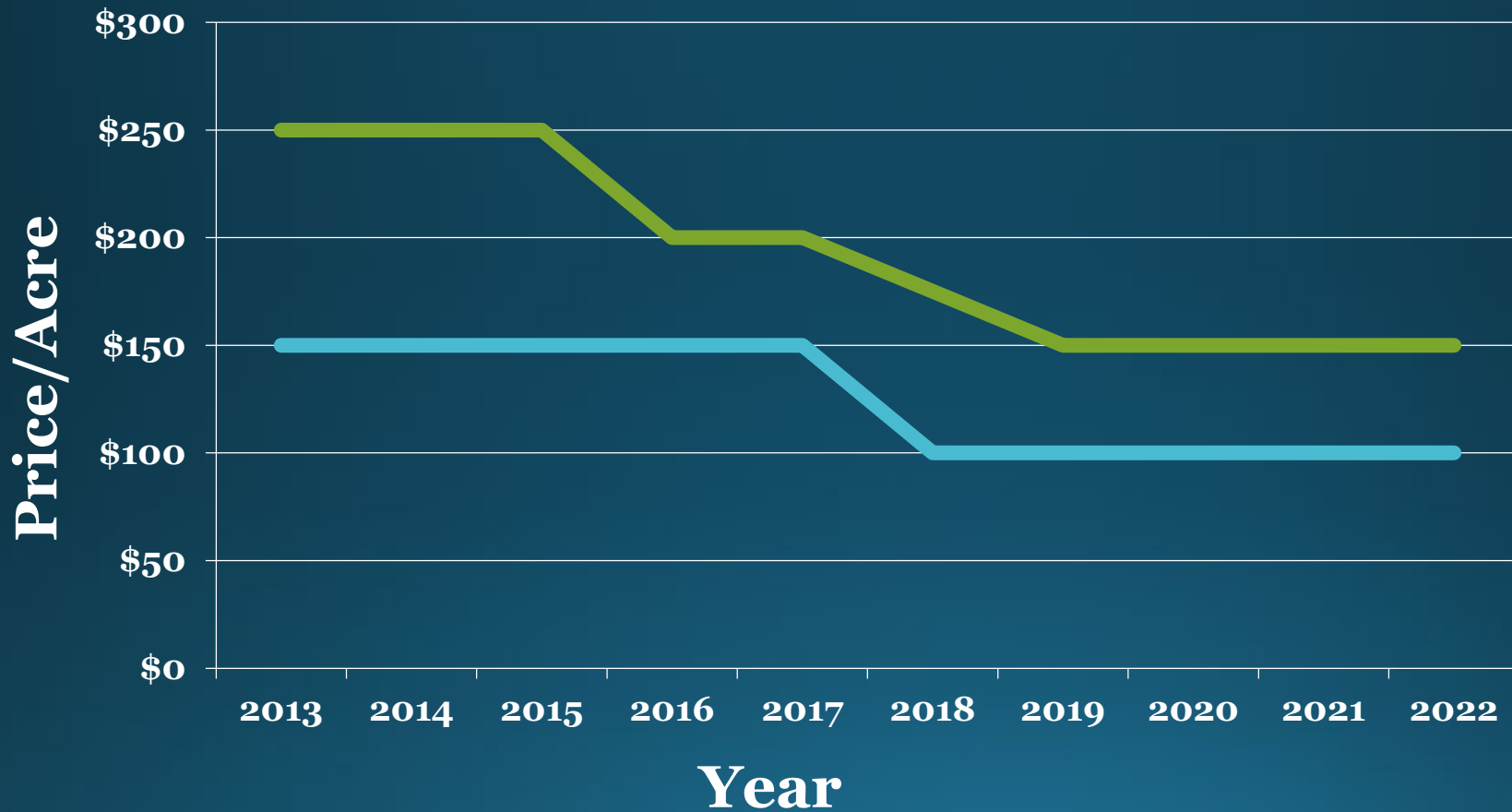
Graham County

Non-Flood Prone Wet Acre Prices



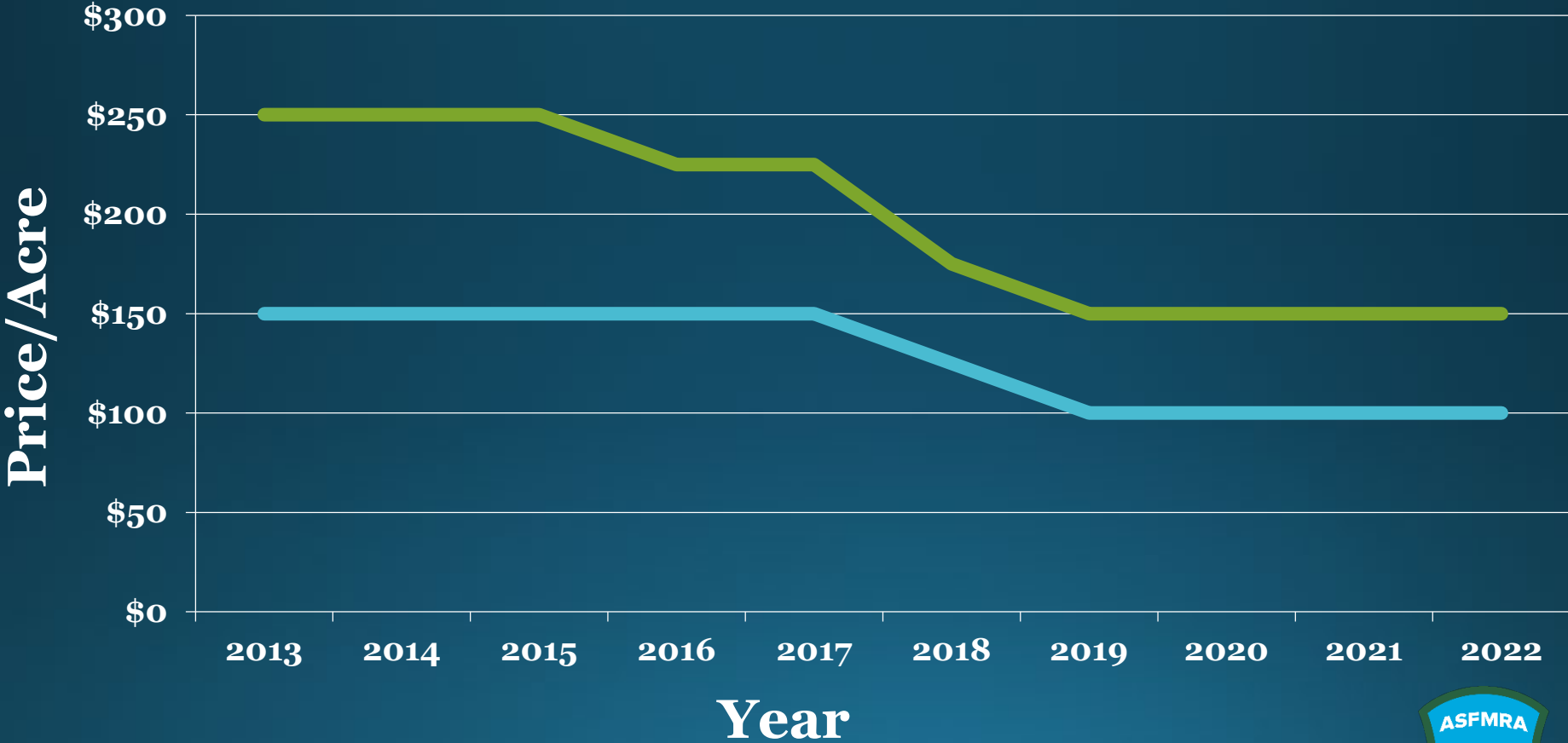
Graham County

Flood Prone Wet Acre Rents



Graham County

Non-Flood Prone Wet Acre Rents

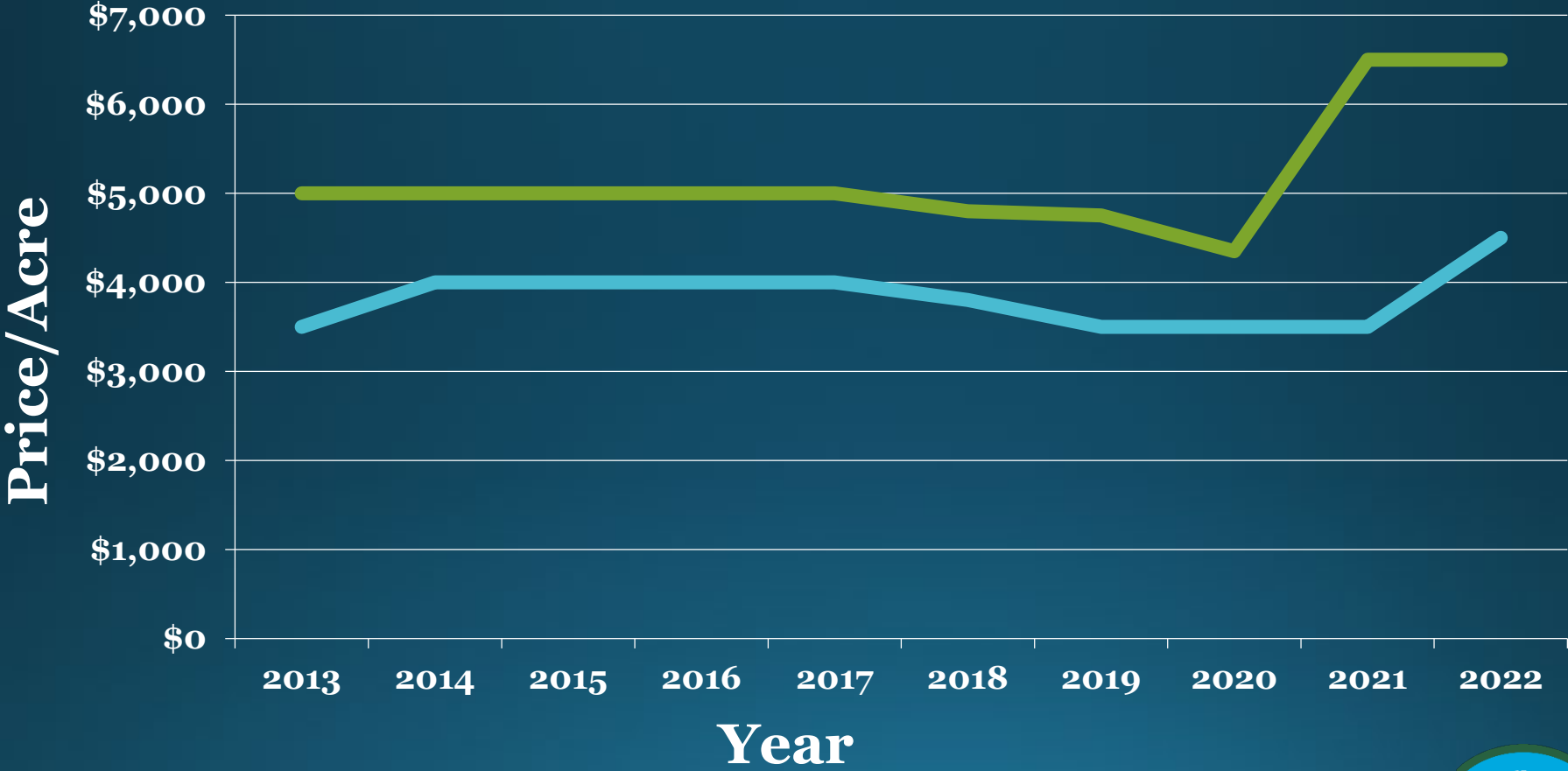


Graham County

- Flood Prone Irrigated Cropland-There have been few sales of this type of cropland in the Gila Valley in Graham County in the past year. The few sales of irrigated flood prone cropland indicate a slight increase in sales prices due to pressure from non-flood prone acres being developed into residential and commercial purposes. Continued water issues remain a concern and as a result rental rates are staying stable.
- Non-Flood Prone Irrigated Cropland, from Safford to Pima and located on the south side of U.S. Highway 70 have and are showing a weakness in sales prices in 2022 for the upper end of the range. These sales continue to be small sales <5 Acres to 20 Acres with no larger sized sales. On the north side of U.S. Highway 70 sales of Non-Flood Prone Irrigated Cropland have been ranging from \$5,400/wet acre to \$6,500/wet acre with the market being slow. Rental Amounts are staying stable.

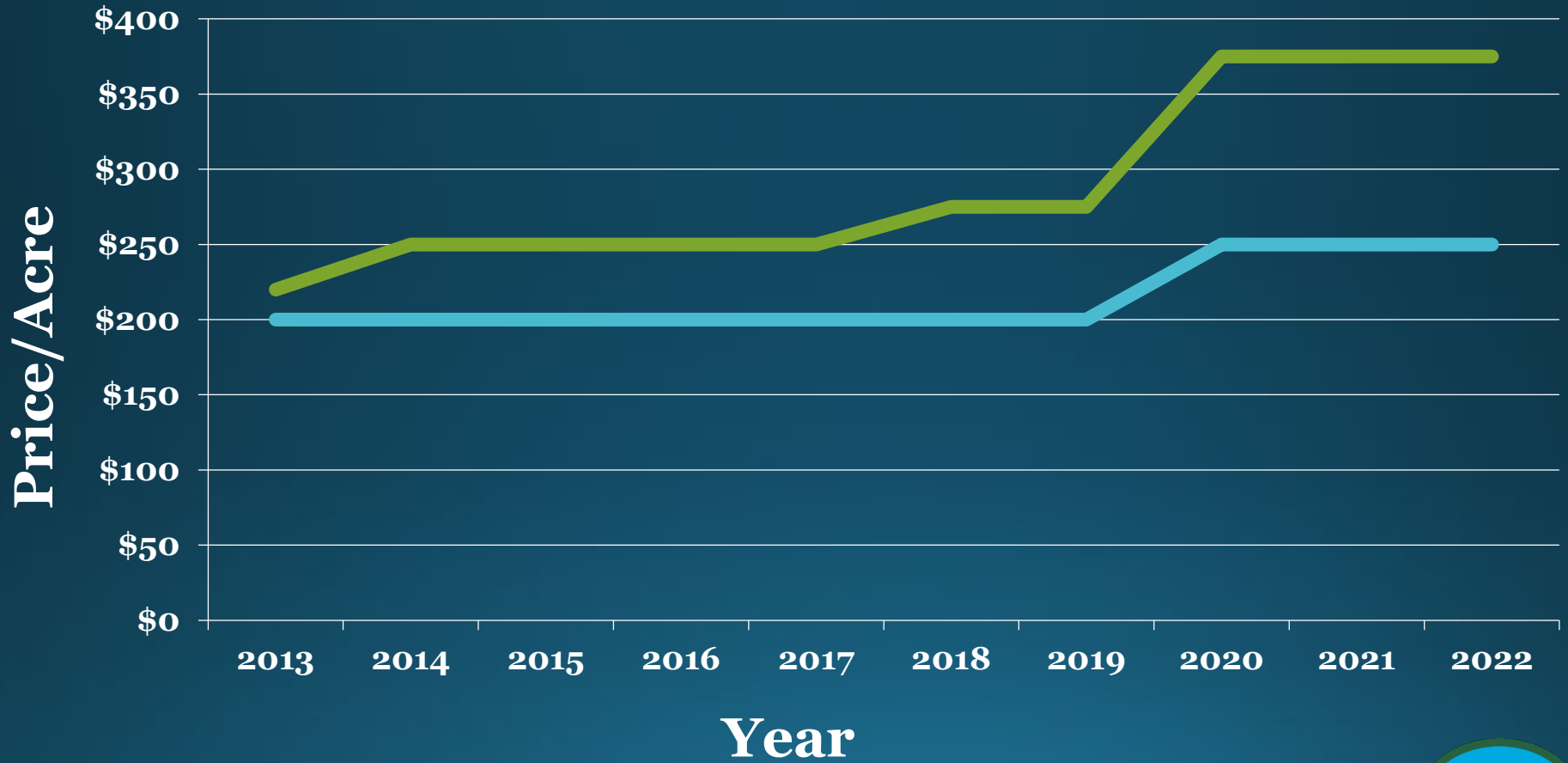
Sulphur Springs Valley-Cochise & Southern Graham

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. In Cochise County there were few sales of irrigated cropland 2022. These few sales indicate an average of 20% increase in prices paid in 2022. The upper end of prices paid did not appear to increase, however, more of these sales were closer to the upper end of the range.
- Rental Rates have leveled off from 2021 to 2022. Competition remains strong as there are declining amounts of available irrigated cropland for lease.
- There were no vineyard sales in 2022. The vineyards currently available indicate a possible weakening in this market.