

# YUMA COUNTY MARKET TRENDS



**Bill Moody**

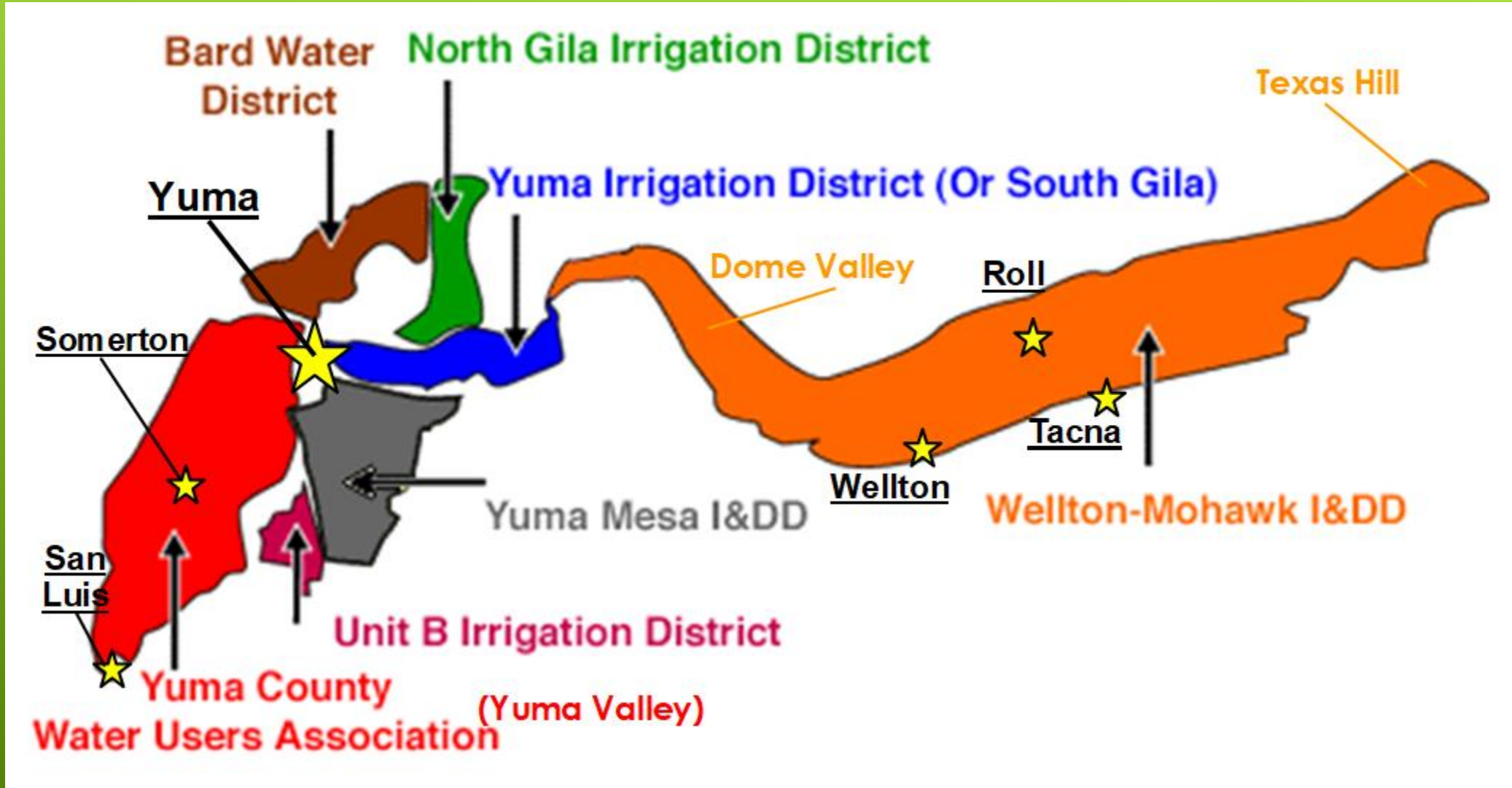
**Robert J. Moody Appraisers**

# YUMA AREA AG 2024 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 a portion of the 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	2024 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$142.50 – includes first 5 AF & IID fee
Bard Valley (BWD)	15,000	\$158 – includes first 5 AF & construction repayment
Unit 'B'	3,300	\$178.68 – includes first 10 AF
<i>Gila Project</i>		
North Gila Valley	6,000	\$100 – includes first 5 AF
South Gila Valley (YID)	12,000	\$101 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$172 – includes first 4 AF
Yuma Mesa	19,200	\$99.50 – includes first 9 AF
<b>Total Acreage</b>	<b>165,500</b>	



# ECONOMY OF YUMA COUNTY

Agriculture is a major contributor to the economy of Yuma County, accounting for almost half of our economic base. Winter vegetable production is the major component of the local agricultural industry and drives the market in terms of price and rent paid for farmland. A large variety of winter vegetables are grown which include, but are not limited to, various forms of lettuce, kale, salad greens, broccoli, cauliflower, cabbage, celery and beets. Field crops grown in Yuma County include alfalfa, wheat, cotton, grains and seed crops. Permanent plantings include medjool dates and citrus; mostly lemons.



**Despite challenges to growers in the past six years related to E. coli, Covid, and the western drought, the market for farmland remains stable. There were only a few sales in 2023 due to high interest rates and concerns over possible changes in Reclamation water policy that could decrease water allotments to the area farmers after 2026. Purchases in 2023 were made by operators. Investors are presently not active in the market. There is appreciation in rent rates, suggesting demand for farmland is good for the short-term future.**

## **2023 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.

## 2023 YEAR IN REVIEW

# IRRIGATED FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA

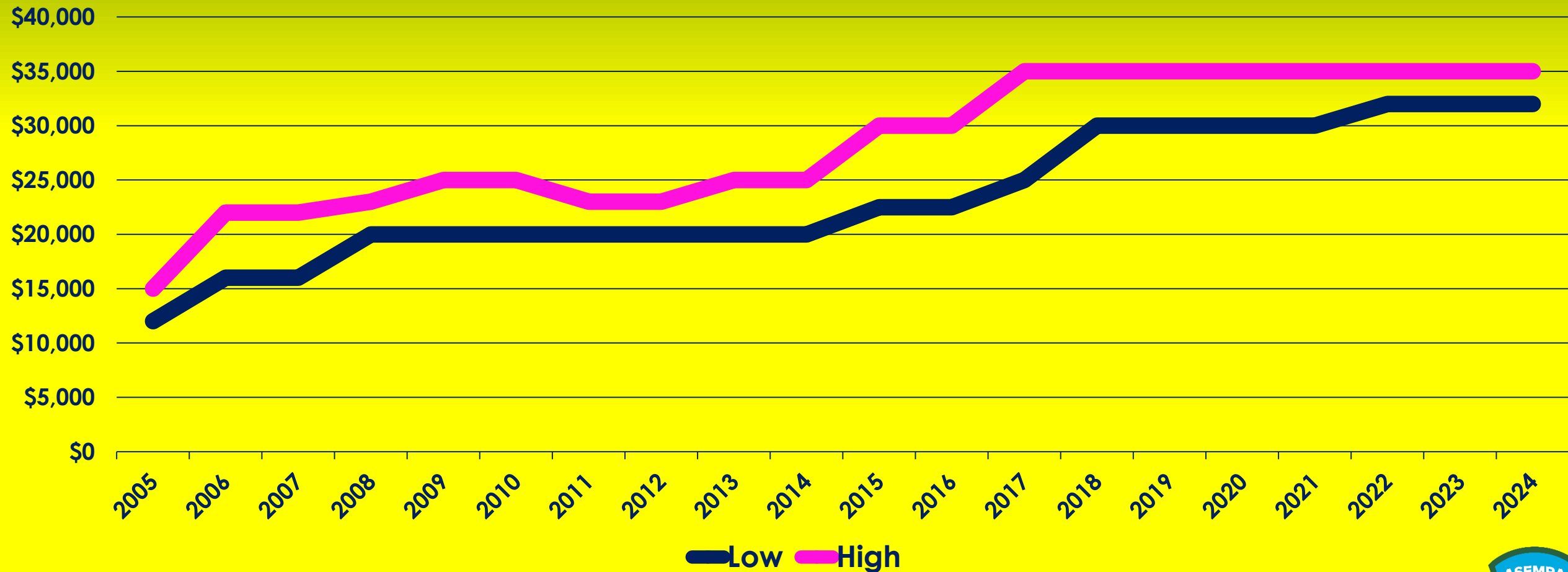
Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$39,000 - \$44,500	Limited / Stable	\$925 - \$1,025	Active / Upward
Lower Yuma Valley	\$34,000 - \$39,000	Limited / Upward	\$700 - \$900	Active / Stable
North & South Gila Valleys	\$38,000 - \$45,000	Limited / Stable	\$950 - \$1,100	Active / Upward
<b>Yuma Mesa Districts</b>				
Farmland	\$20,000 - \$25,000	Active / Upward	\$150 - \$250	Limited / Stable
Lemons	\$20,000 - \$25,000	Limited / Stable		
<b>Wellton-Mohawk ID</b>				
Dome Valley	\$28,000 - \$36,000	Limited / Stable	\$750 - \$900	Active / Stable
Wellton Area	\$21,000 - \$29,000	Limited / Stable	\$550 - \$850	Active / Stable
Roll Area	\$17,500 - \$20,000	Limited / Stable	\$500 - \$750	Active / Upward
Texas Hill	\$14,000 - \$18,000	Limited / Stable	\$400 - \$625	Active / Upward
Wellton Mesa	\$10,000 - \$15,000	Limited / Stable	\$250 - \$350	Limited / Stable
<b>Bard Valley, CA</b>				
Farmland	\$32,000 - \$35,500	Limited / Stable	\$750 - \$900	Limited / Stable
Medjool Dates	\$40,000 - \$60,000	Limited / Lower	\$0.20/lb. m/l	Limited / Stable





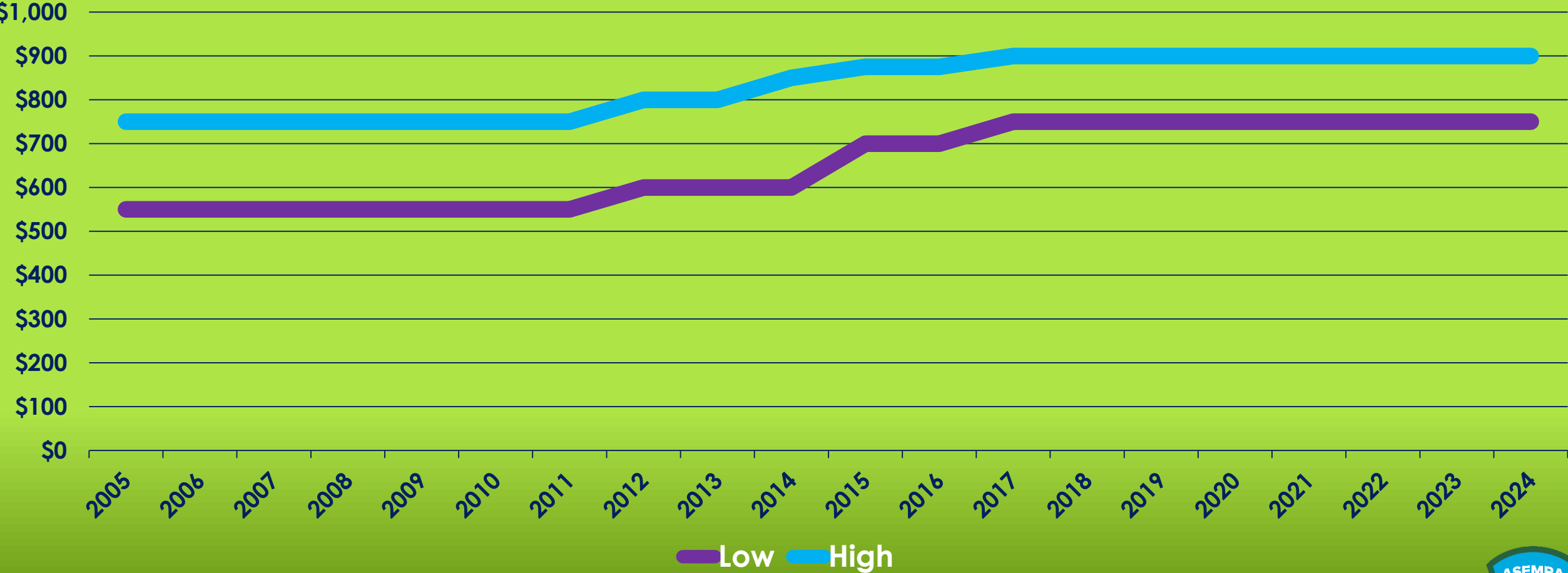
# BARD VALLEY, CA – IRRIGATED FARMLAND

## Sales Price/Acre



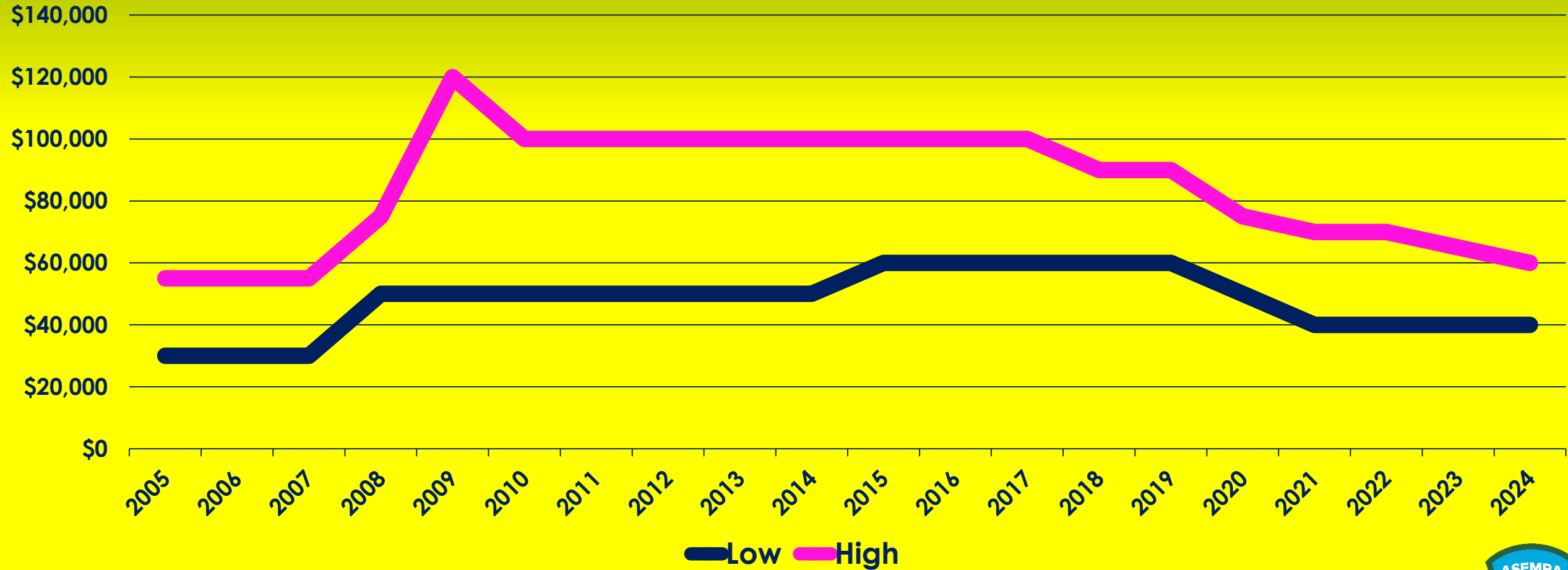
# BARD VALLEY, CA – IRRIGATED FARMLAND

## Cash Rent/Acre



# MEDJOOOL DATES

## Sales Price/Acre



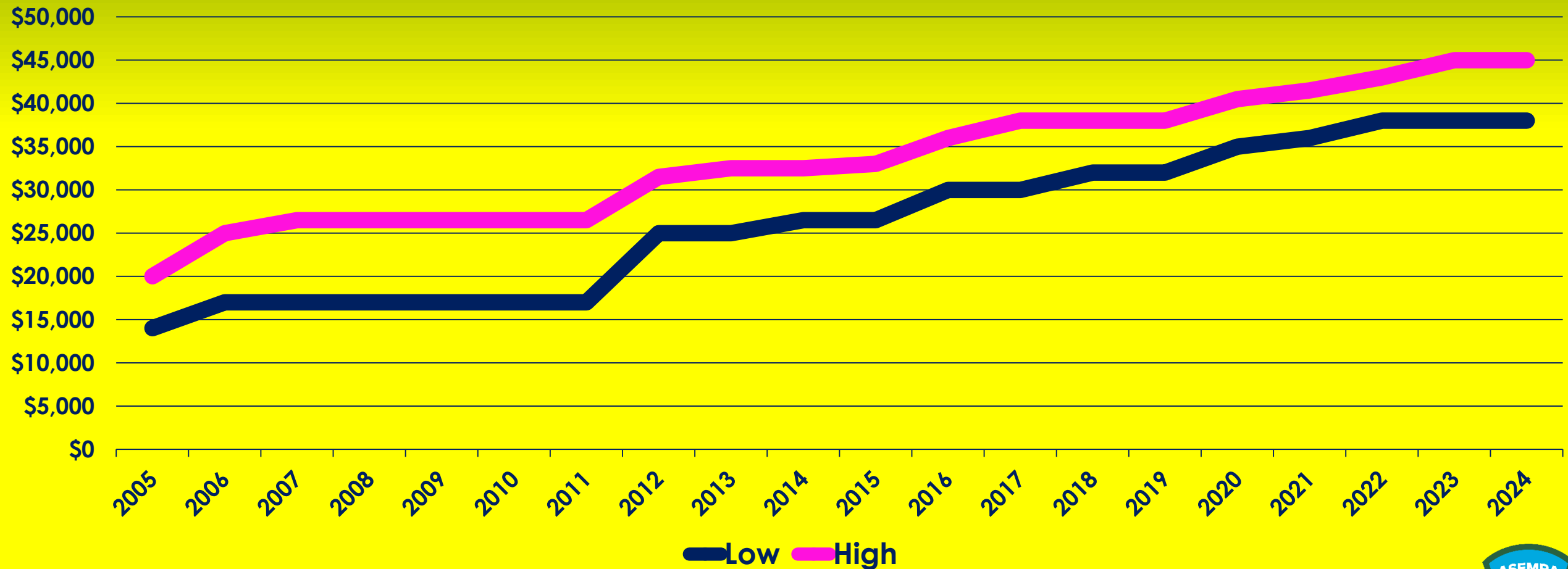
# MEDJOOOL DATES

Cash Rent/Lb.



# NORTH AND SOUTH GILA VALLEYS

## Sales Price/Acre



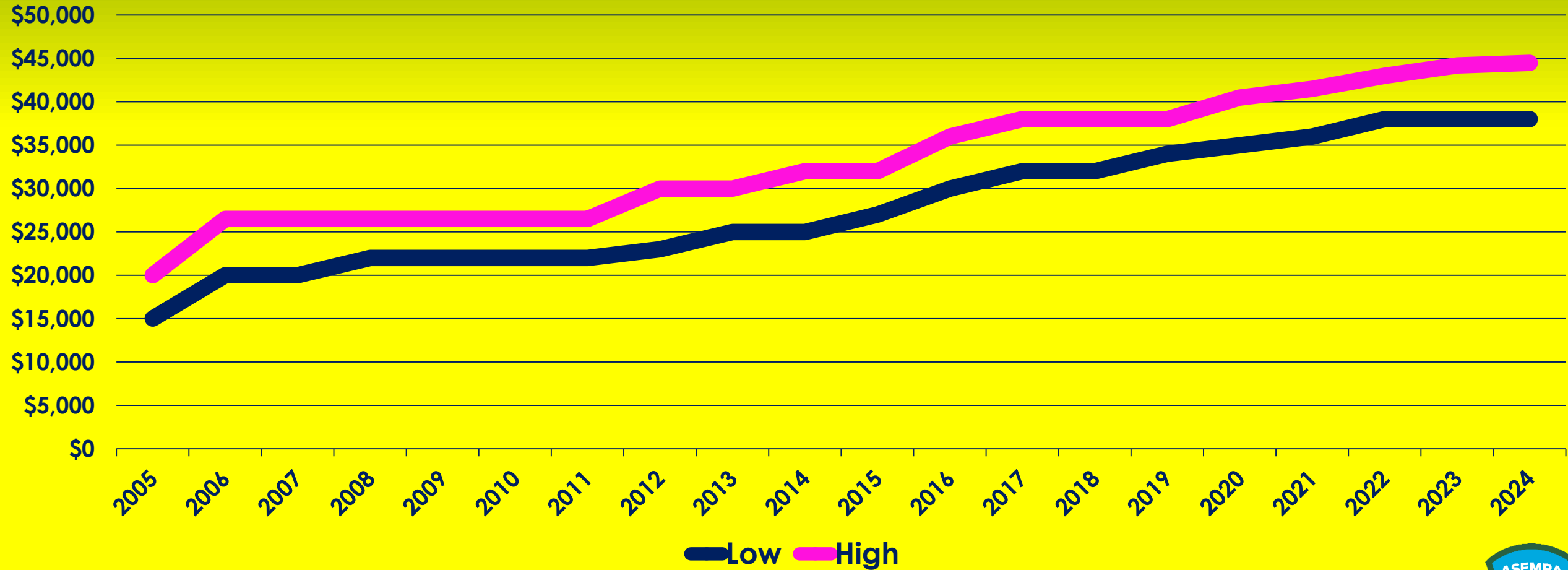
# NORTH AND SOUTH GILA VALLEYS

## Cash Rent/Acre



# UPPER YUMA VALLEY

## Sales Price/Acre



# UPPER YUMA VALLEY

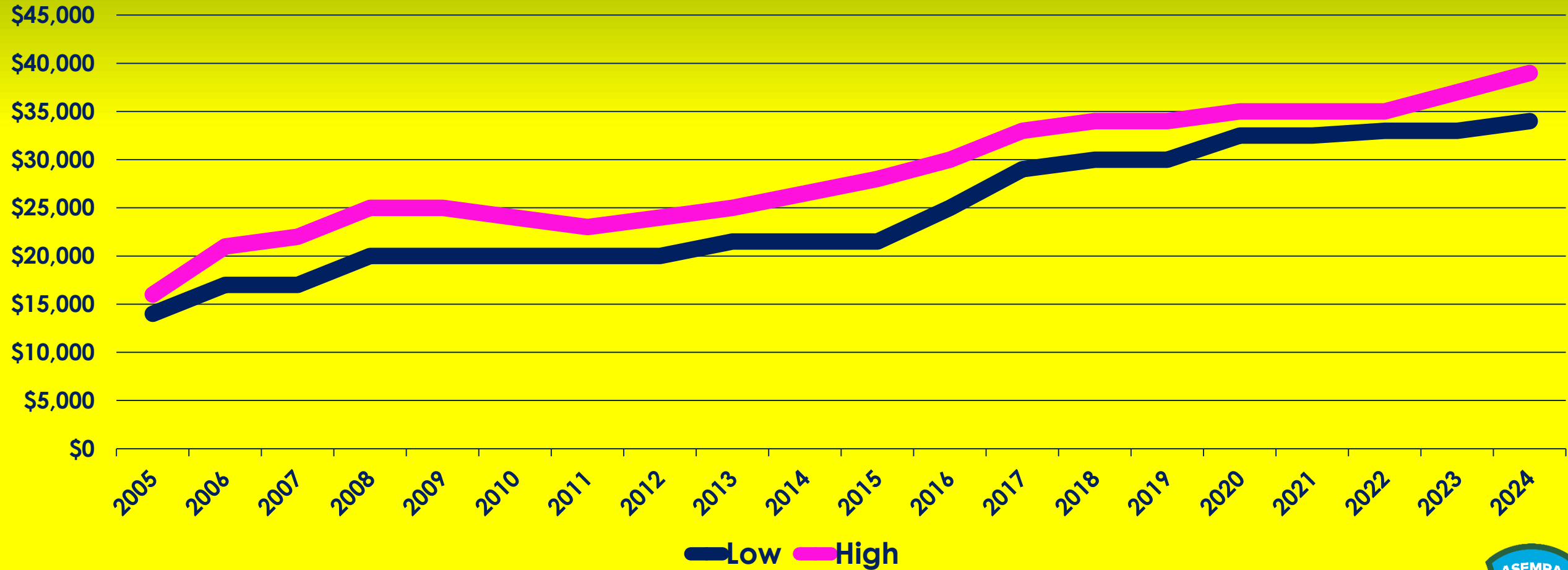
## Cash Rent/Acre





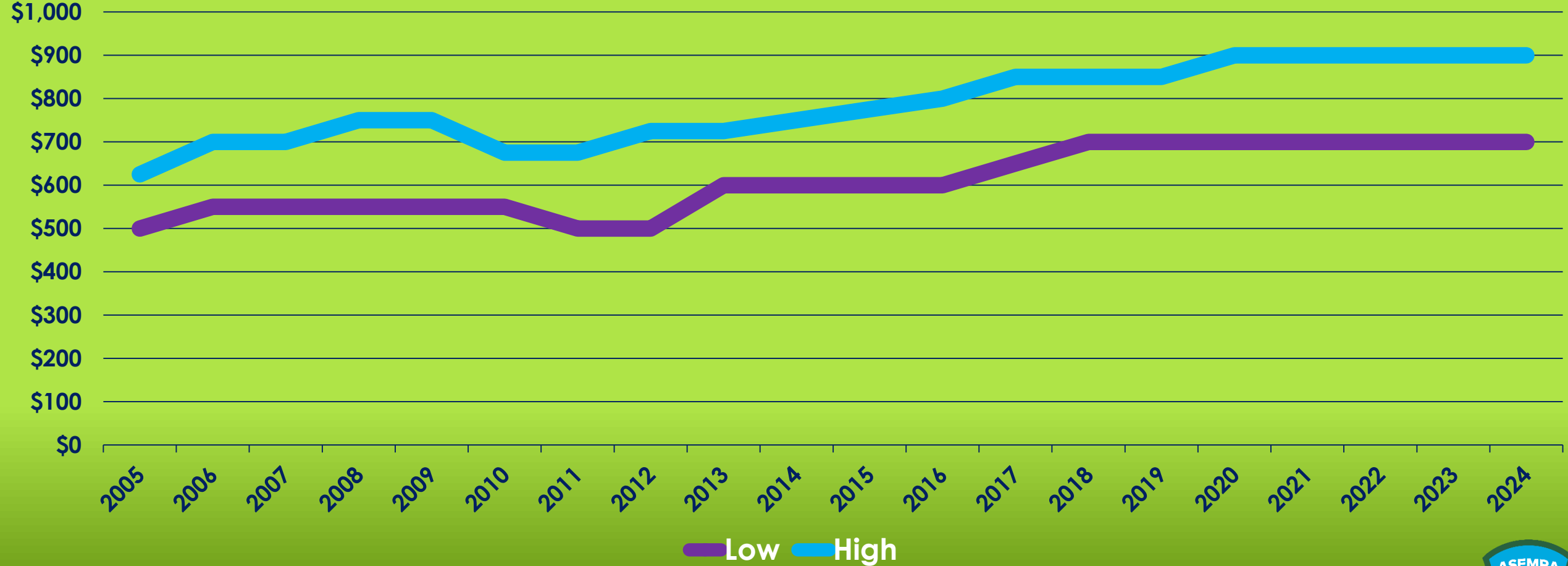
# LOWER YUMA VALLEY

## Sales Price/Acre



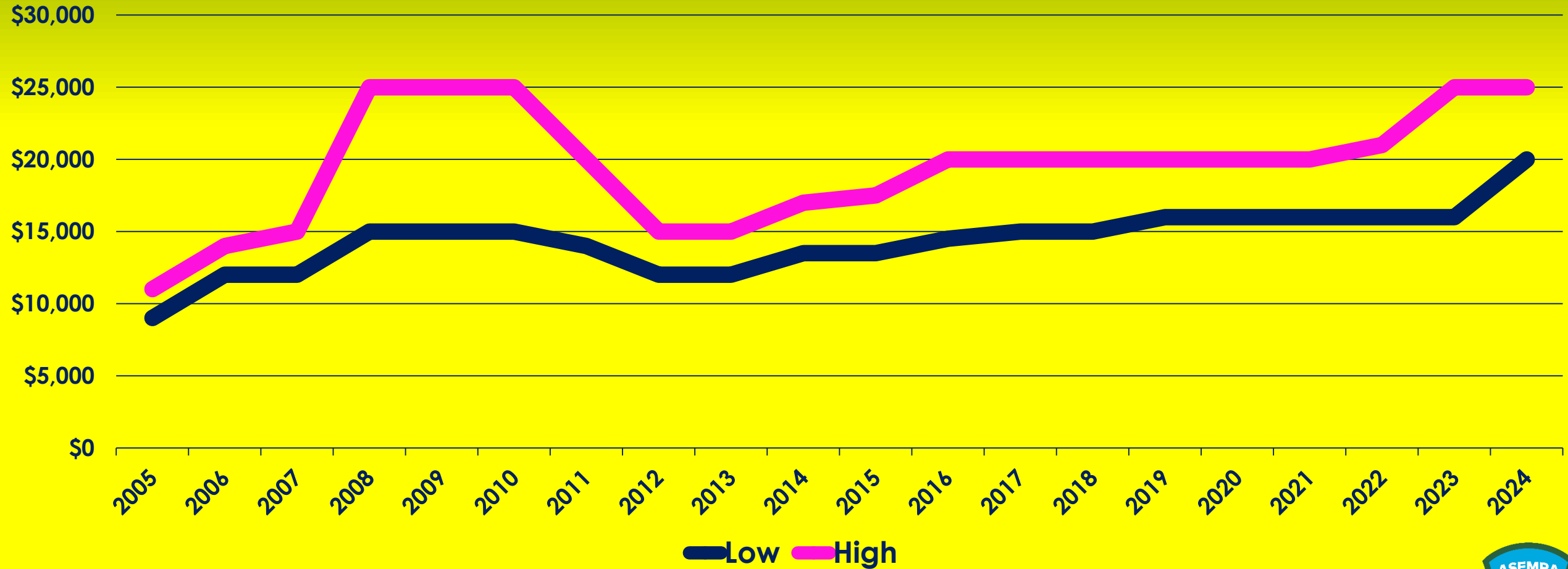
# LOWER YUMA VALLEY

## Cash Rent/Acre



# YUMA MESA DISTRICTS

## Sales Price/Acre



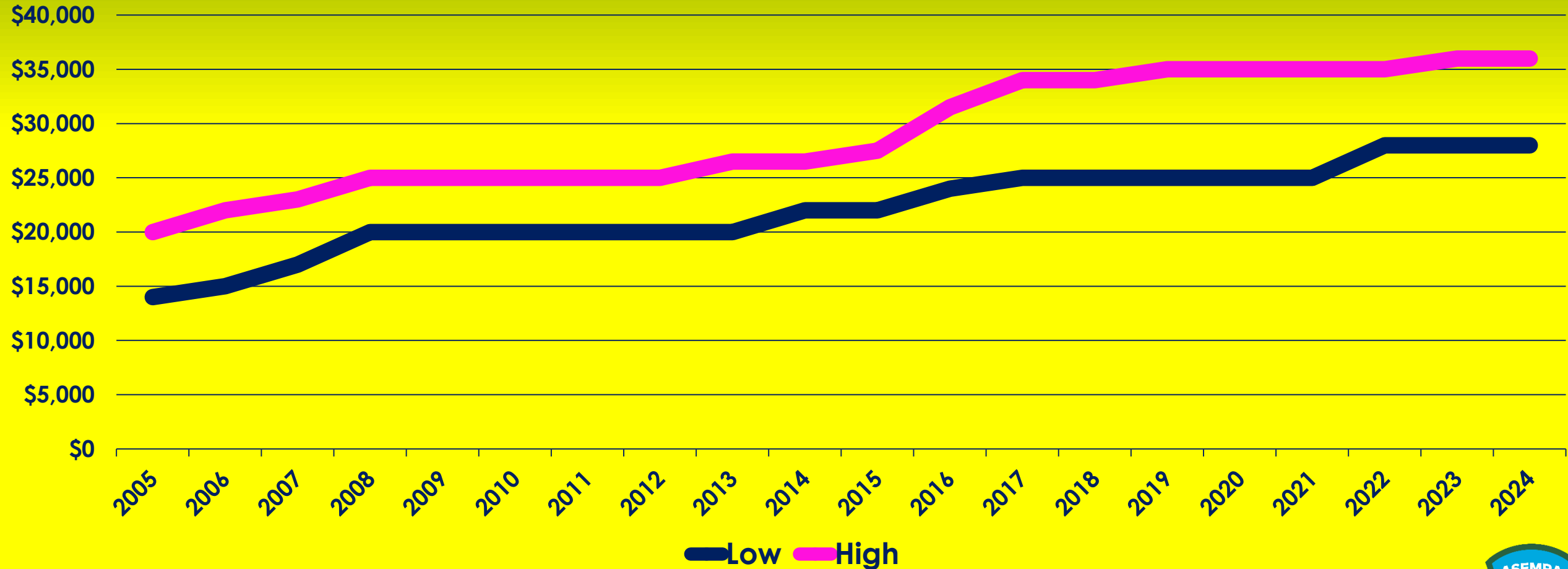
# YUMA MESA DISTRICTS

## Cash Rent/Acre



# DOME VALLEY

## Sales Price/Acre



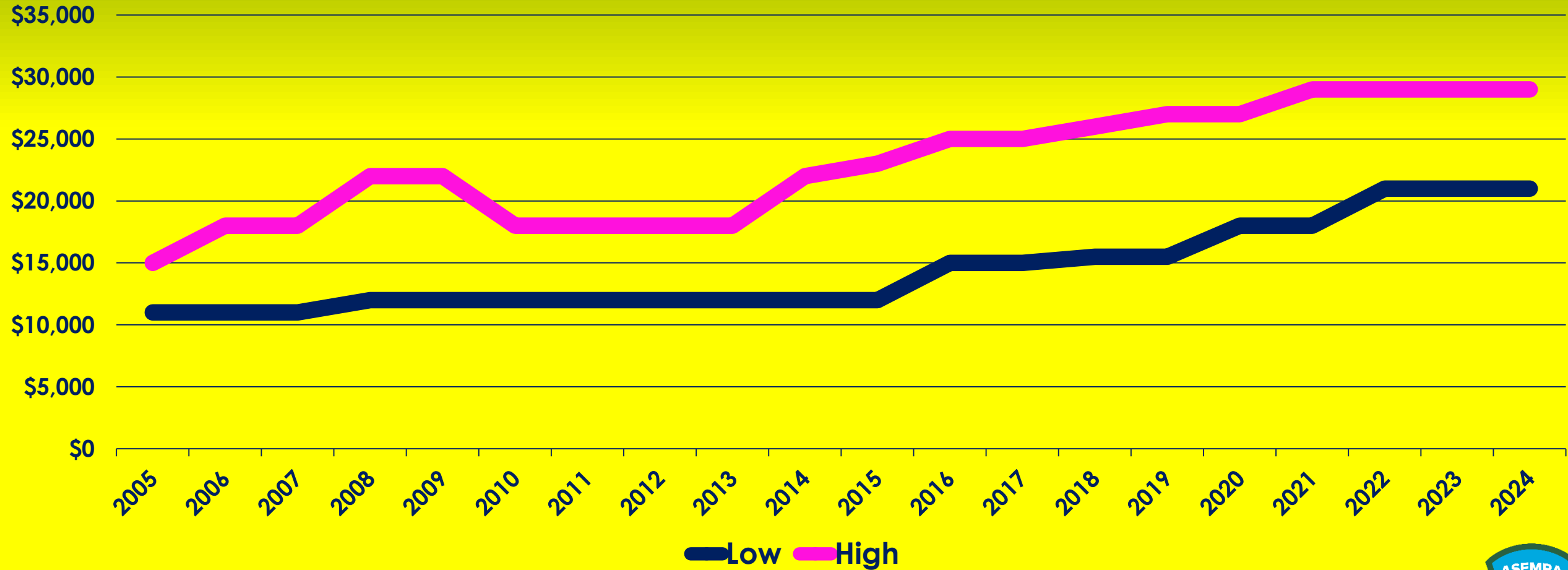
# DOME VALLEY

## Cash Rent/Acre



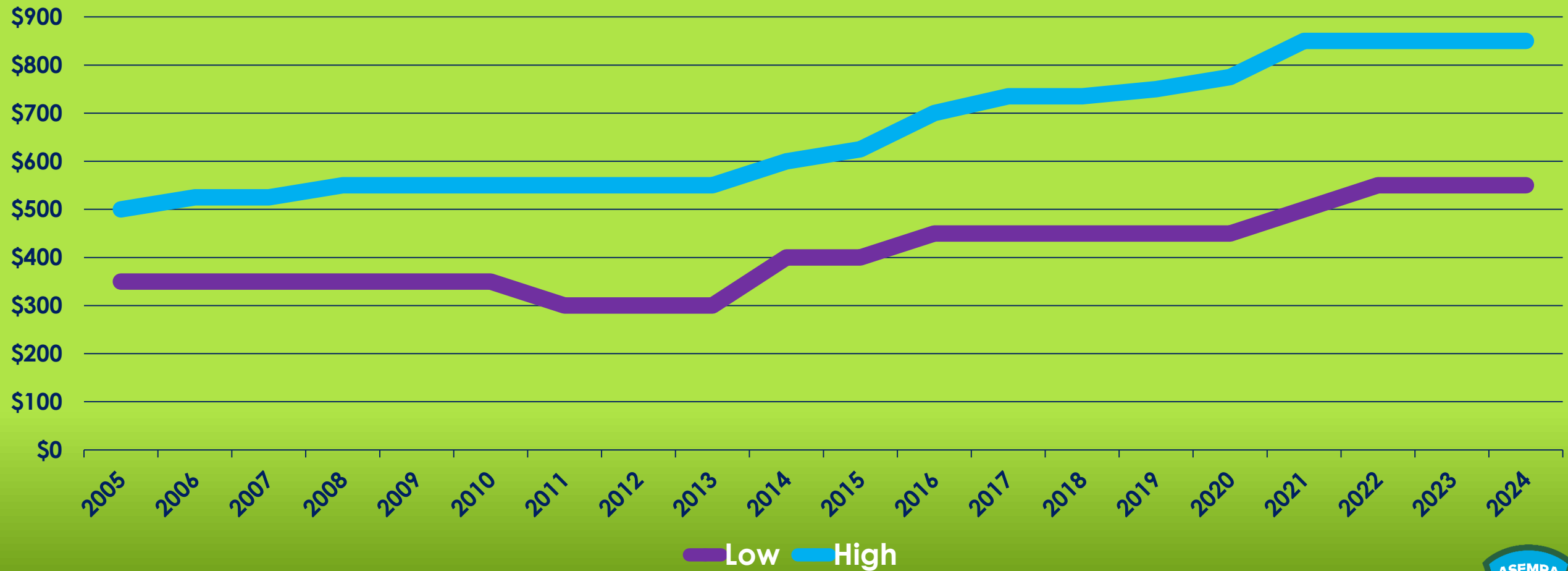
# WELLTON AREA

## Sales Price/Acre



# WELLTON AREA

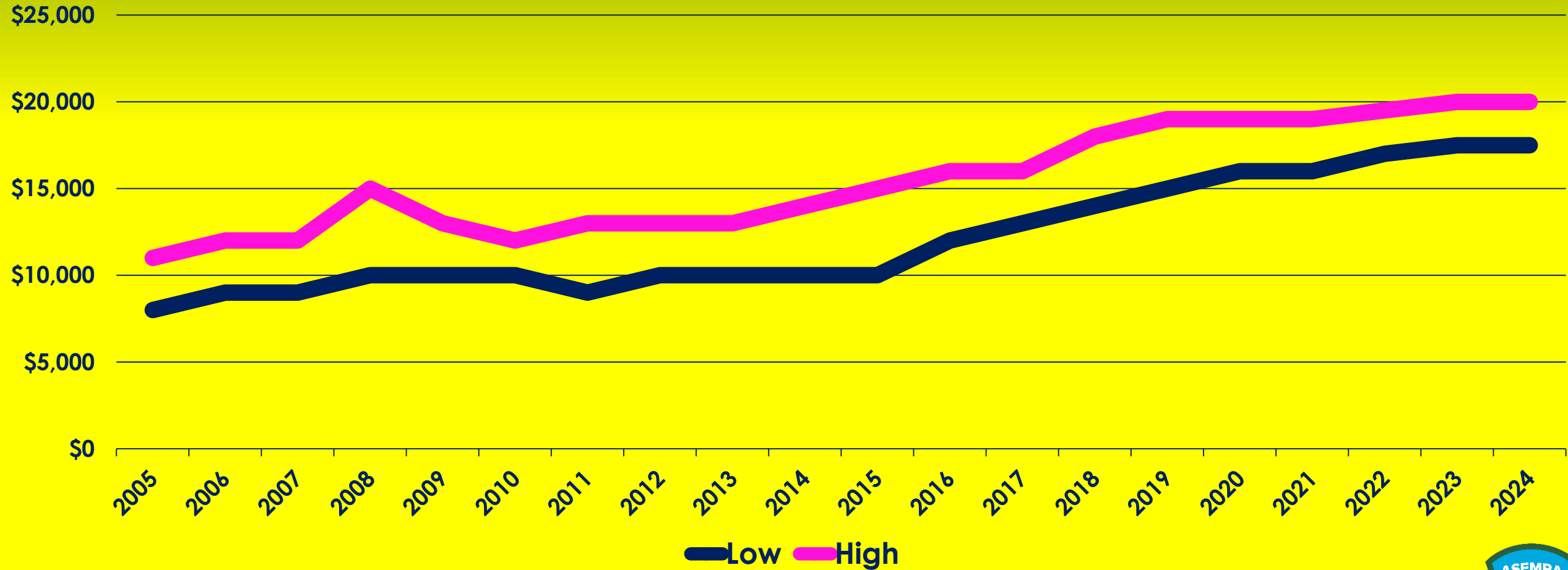
## Cash Rent/Acre





# ROLL AREA

## Sales Price/Acre



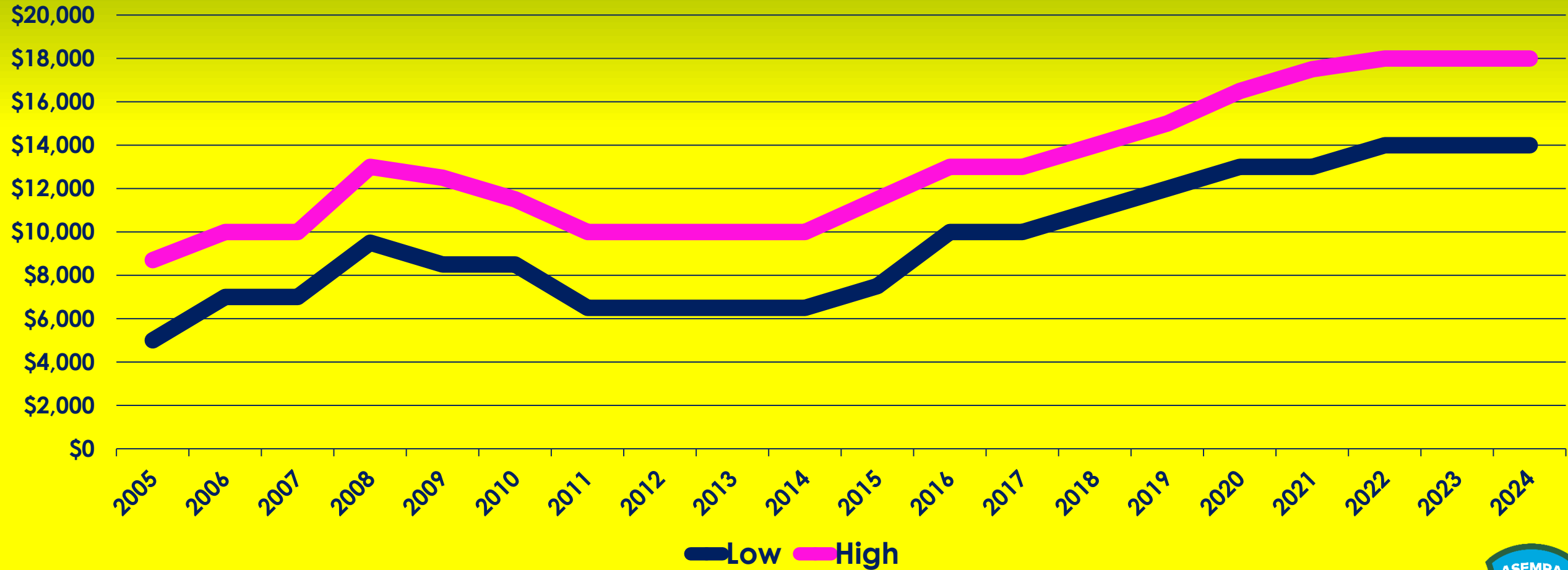
# ROLL AREA

## Cash Rent/Acre



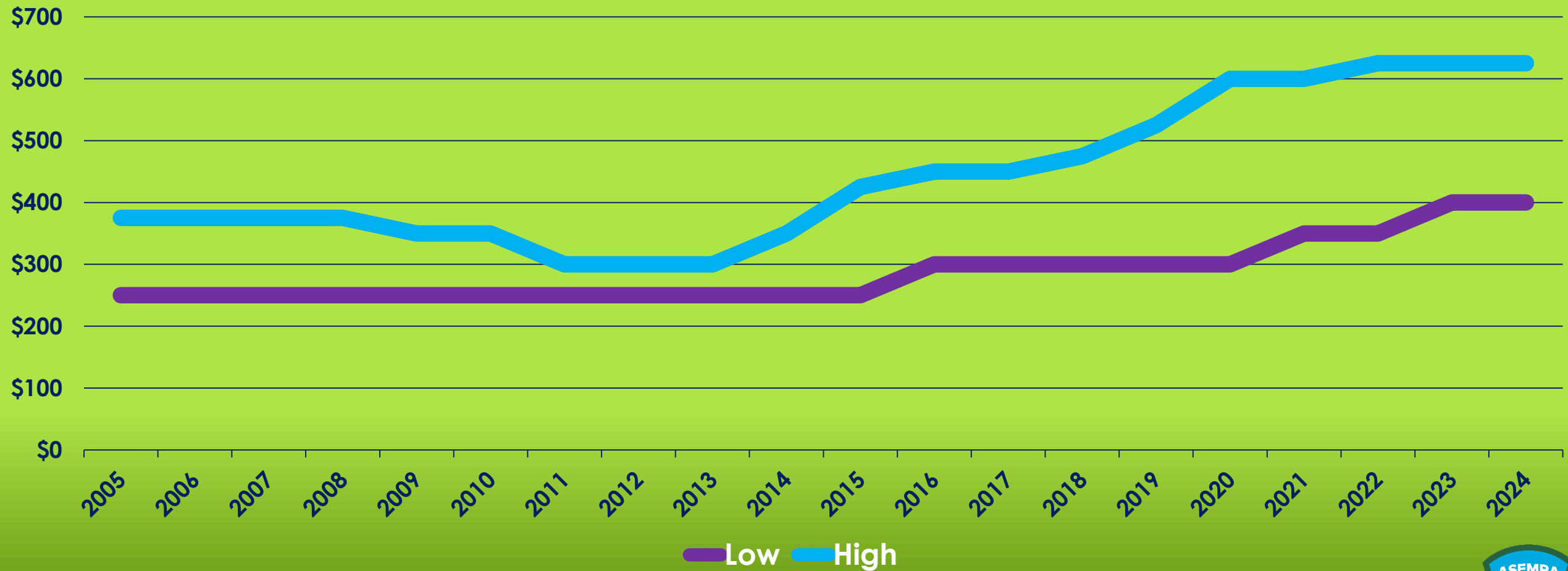
# TEXAS HILL

## Sales Price/Acre



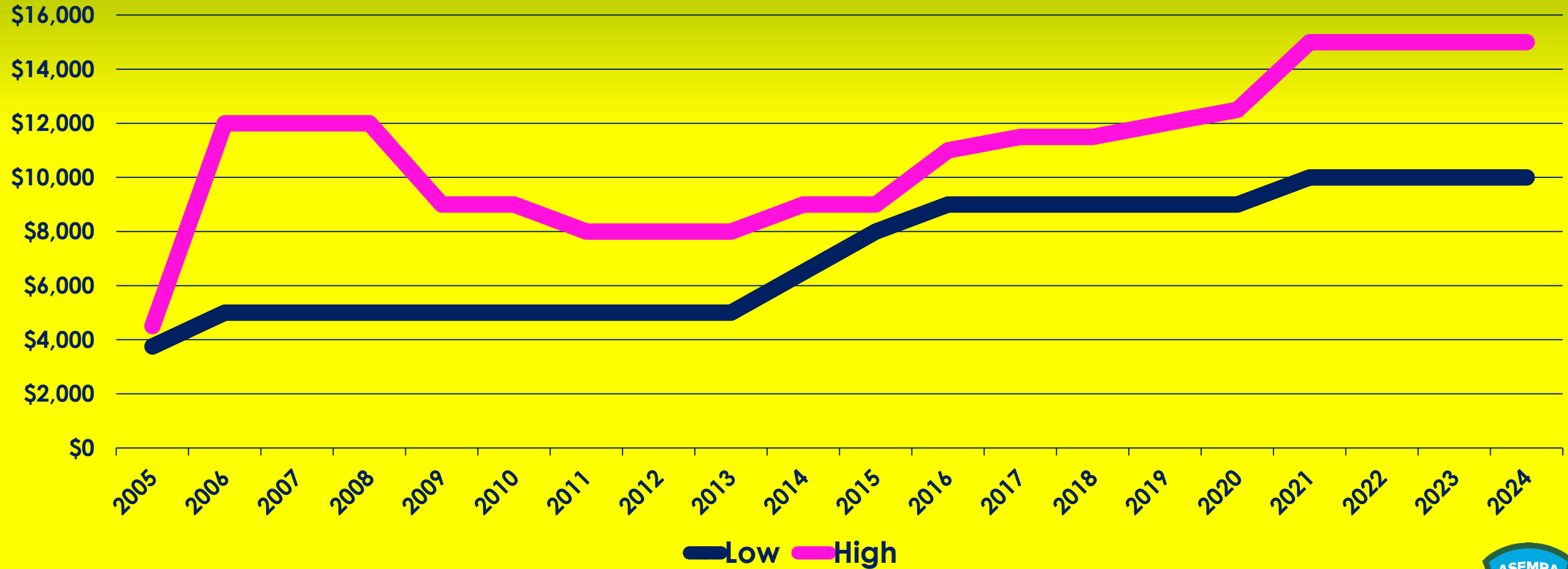
# TEXAS HILL

## Cash Rent/Acre



# WELLTON MESA

## Sales Price/Acre



# WELLTON MESA

## Cash Rent/Acre

