

## SOUTHWESTERN AG. SERVICES

An integrated, full service real estate firm providing brokerage, appraisals and consulting services throughout Arizona.



### Members

- Steven D. Pendleton
- William "Mack" McKeon

### Contact

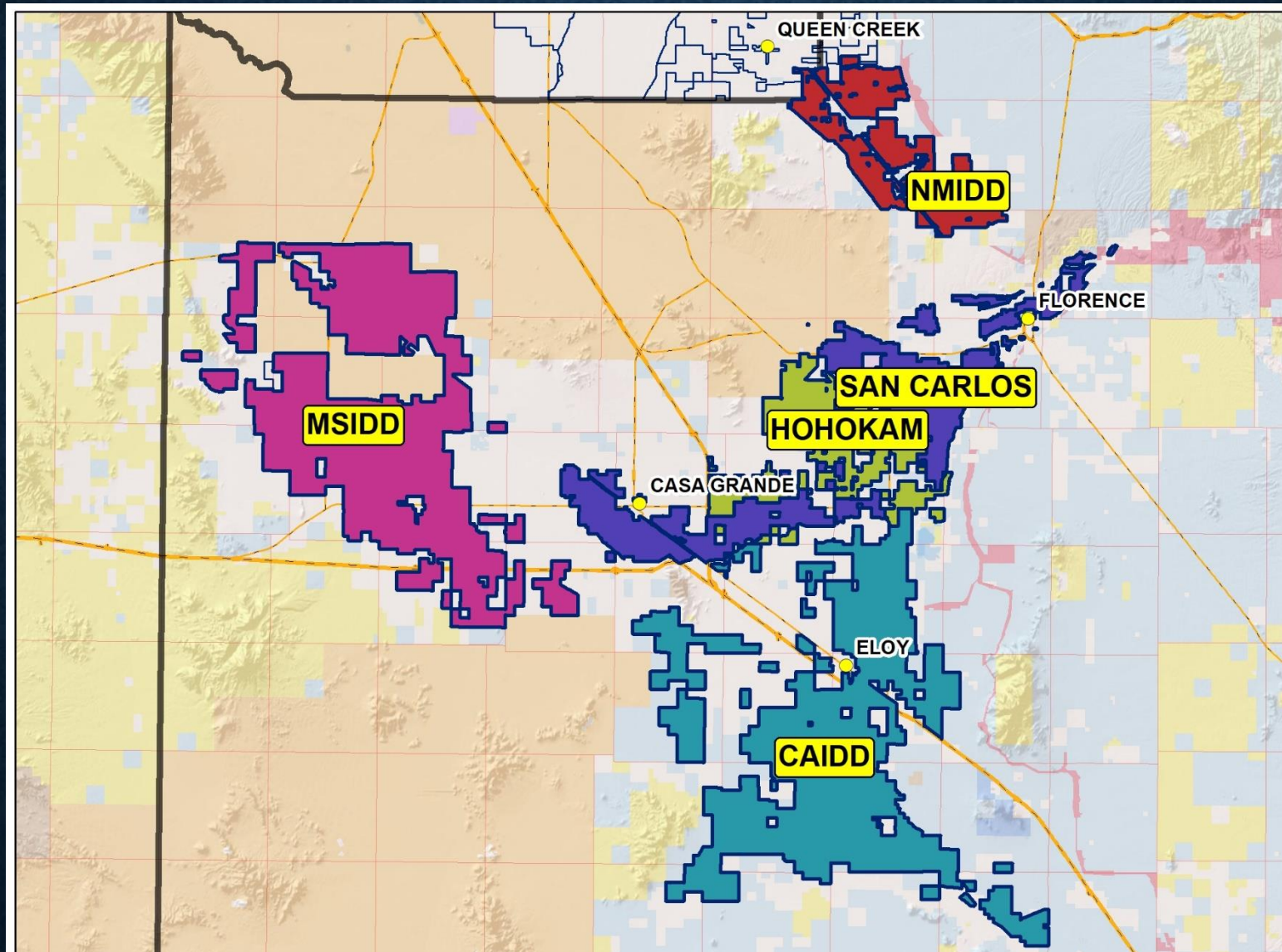
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# ASFMRA AG. FORUM






## 2023 Market Survey Pinal County

Steven D. Pendleton  
Southwestern Ag. Services

# Pinal County



# Irrigation Districts

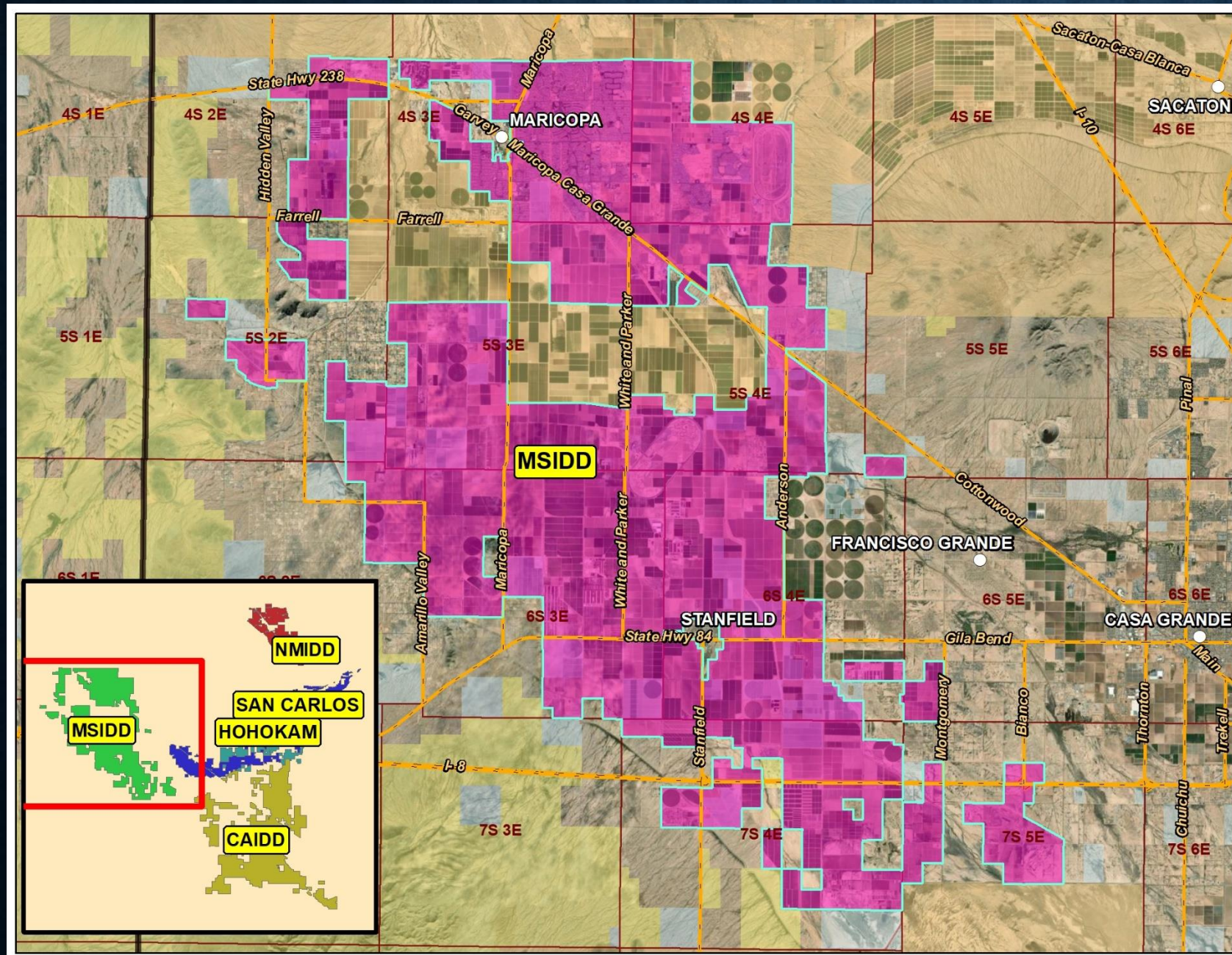
-  Maricopa Stanfield Irrigation and Drainage District - MSIDD
-  New Magma Irrigation and Drainage District - NMIDD
-  Central AZ Irrigation and Drainage District - CAIDD
-  Hohokam Irrigation District - HOHOKAM
-  San Carlos Irrigation and Drainage District - SAN CARLOS



# Maricopa Stanfield Irrigation and Drainage District

## Market Survey

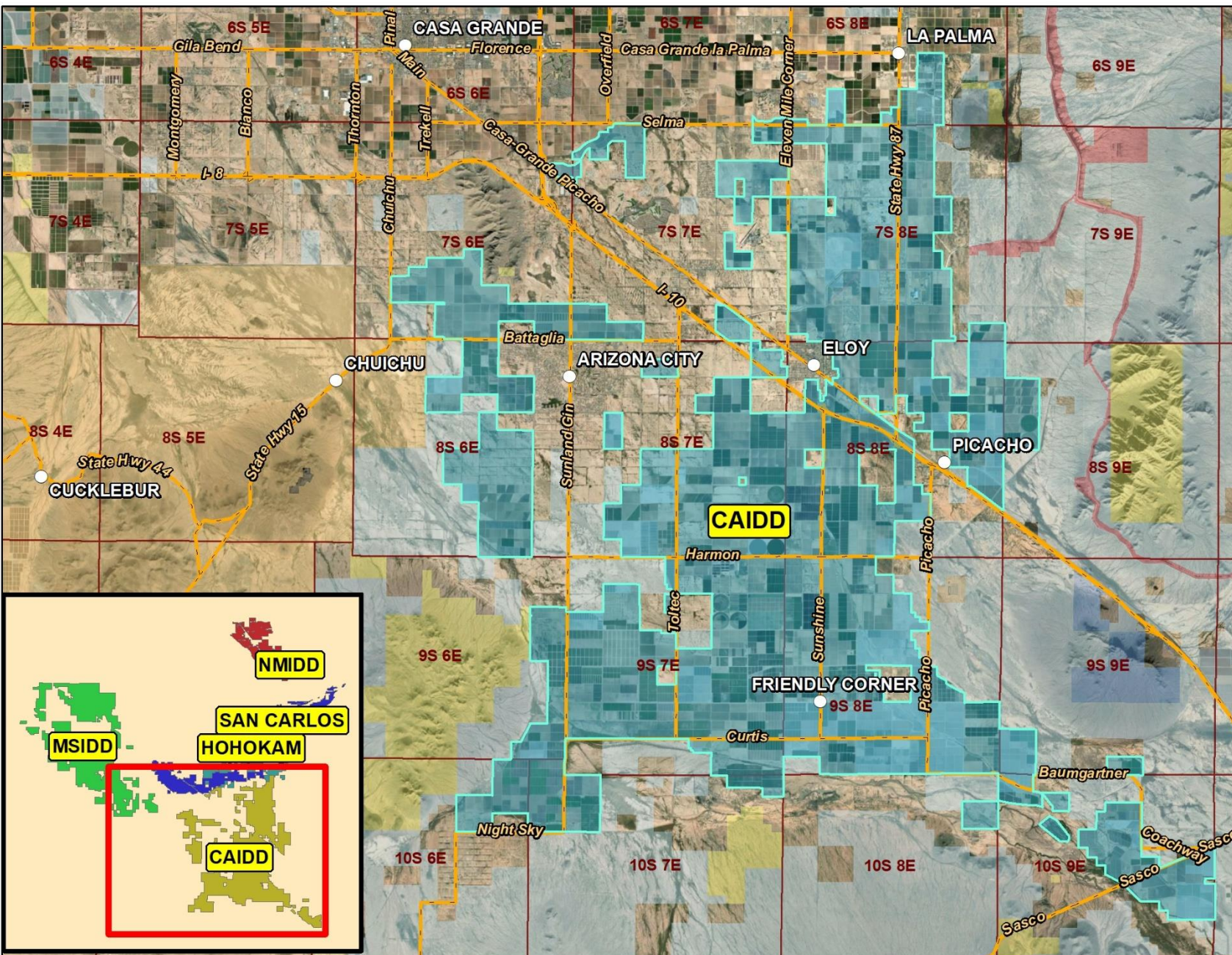
- Farmland and Speculative Price Range 9k-25k Acre.
- Development Land 50k-100k+ Acre
- Rental Rates in \$150-\$225+ Acre Range
- District Assessment \$26 Acre
- Water Cost \$60 Ac. Ft.
- Limited Water Availability is based on Location and Proximity to Wells. Estimated to only have enough water for 50% of the cropland.



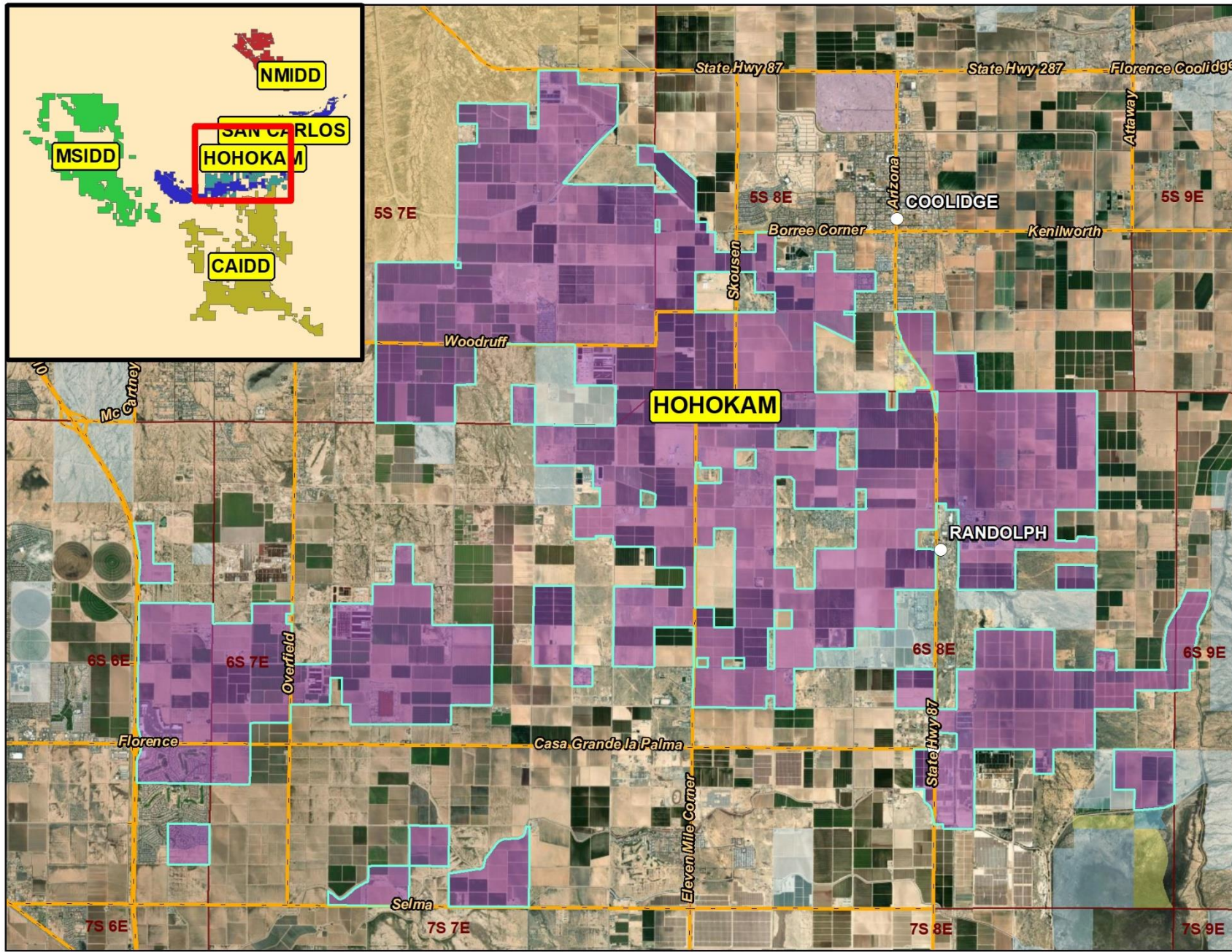
# Central Arizona Irrigation and Drainage District

## Market Survey

- Farmland and Speculative Price Range 5k-15k Acre.
- Development Land 25k+ Acre
- Rental Rates in \$125-\$200 Acre Range
- District Assessment \$40 Acre
- Water Cost \$78 Ac. Ft.
- Limited Water Availability estimated at 2.25 Ac. Ft. per acre.



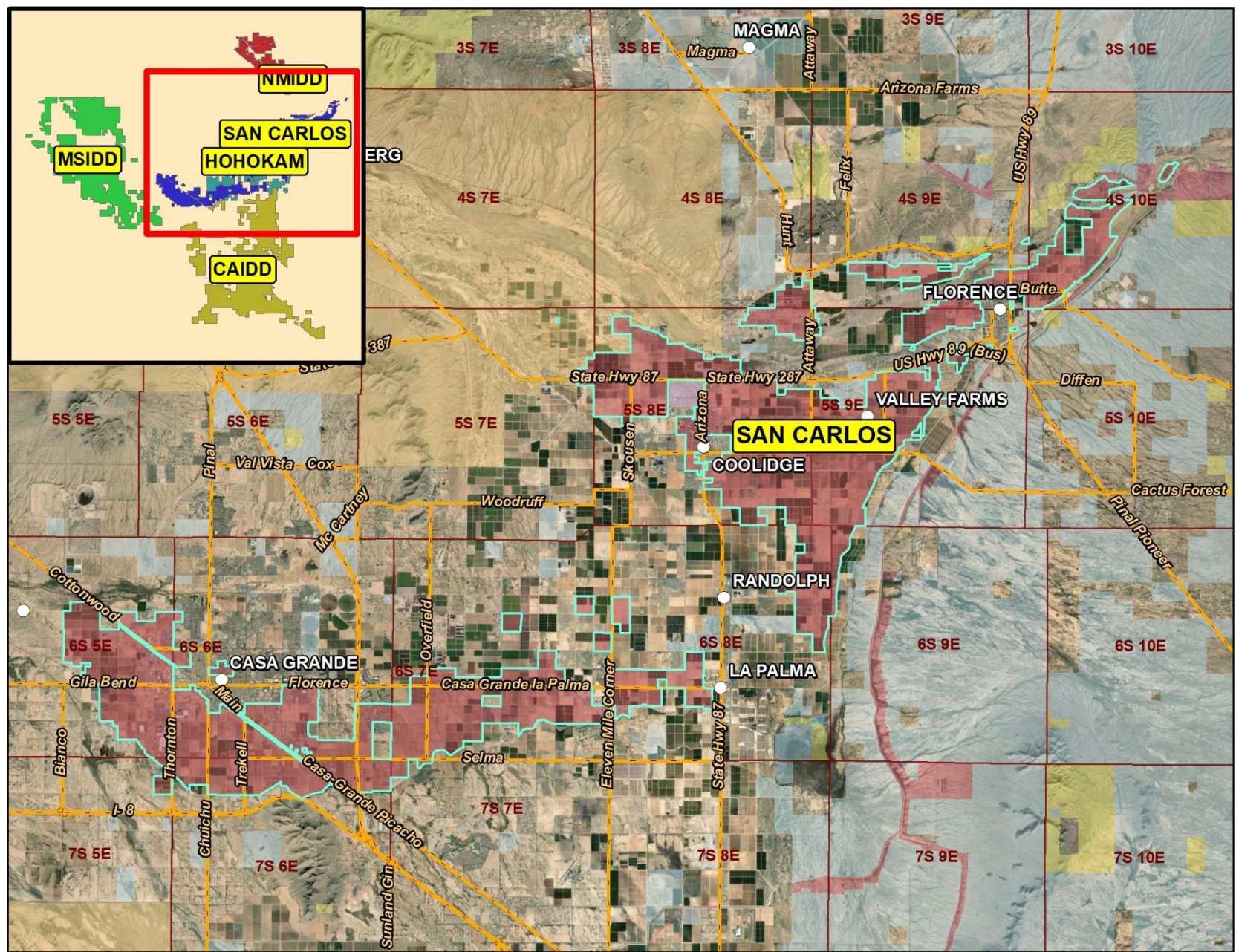
# Hohokam Irrigation and Drainage District



## Market Survey

- Farmland and Speculative Price Range 15k-25k Acre.
- Development Land 25k+ Acre
- Rental Rates in \$150-\$200 Acre Range
- District Assessment \$26 Acre
- Water Cost is \$70 Acre including Assessment and .162 Ac. Ft.
- Very Limited Water Availability estimated at .162 Ac. Ft. per acre.
- Many Farms have Supplemental Wells

# San Carlos Irrigation and Drainage District (SCIDD)



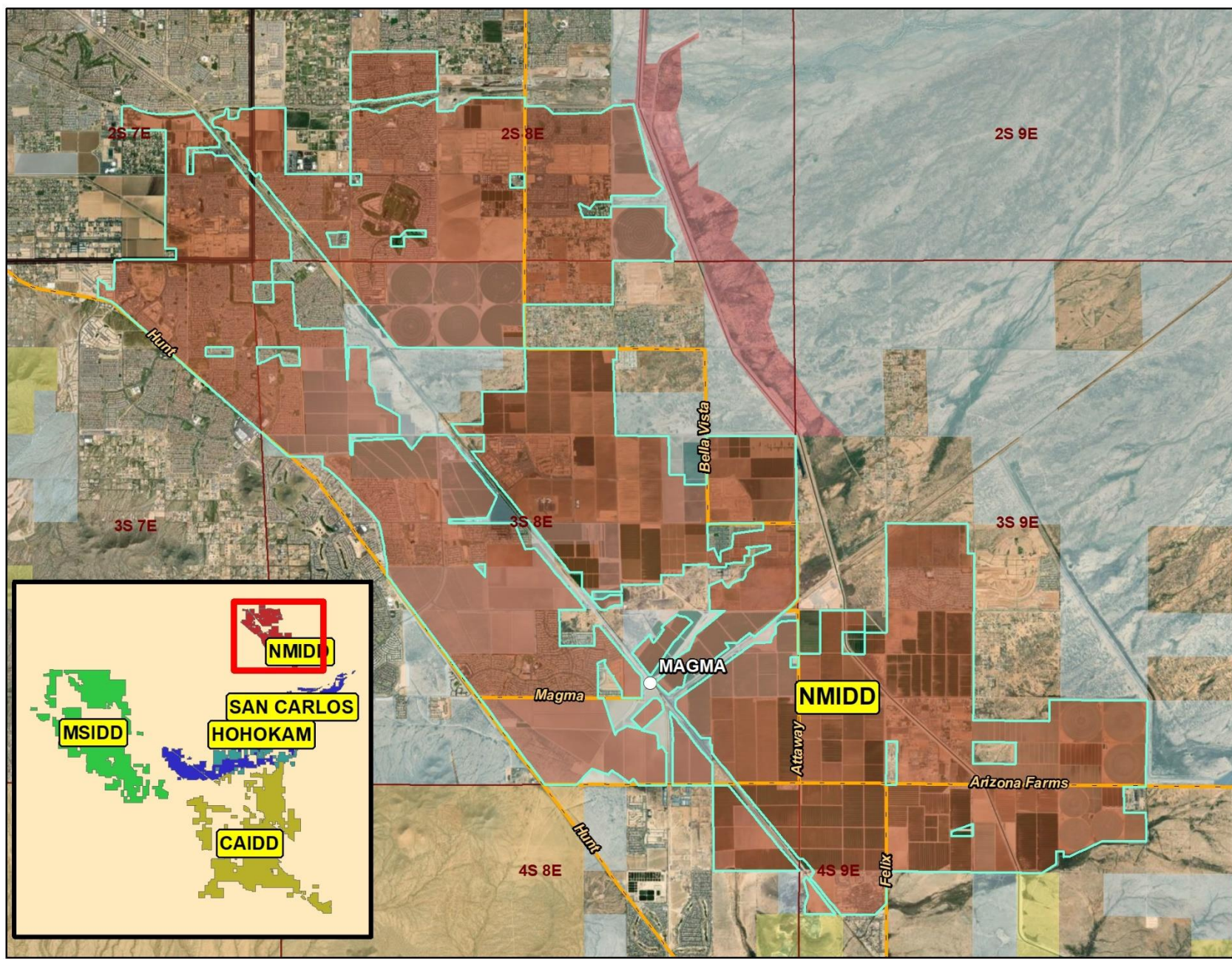
## Market Survey

- Farmland and Speculative Price Range 10k-20k Acre.
- Development Land 100k+ Acre
- Rental Rates in \$50-\$200 Acre Range
- District Assessment \$80 Acre
- Approximately 1.28 Ac. Ft. per acre is included with the Assessment.
- Very Limited Water Availability estimated at 1.28 Ac. Ft. per acre.
- Some Farms have Supplemental Wells
- Casa Grande Sector Dominated by Industrial and Residential Development

# New Magma Irrigation and Drainage District

## Market Survey

- Prices are in Excess of Economic Feasibility for Agricultural Uses.
- Development Land 50k-100k+ Acre
- Rental Rates in \$150-\$200 Acre Range
- District Assessment \$19.55 Acre
- Water Cost \$48 Ac. Ft.
- Limited Water Availability estimated at 3 Ac. Ft. per acre.
- Less impacted by Water Restrictions Due to Significant Percentage Developed.
- Area Dominated by Residential Development



# **FACTORS INFLUENCING CURRENT PINAL COUNTY AGRICULTURAL MARKET**

- Continued Water Shortages and Rationing
- Inflation and Elevated Interest Rates
- Commodity Price Volatility
- Depressed Dairy Market
- Encroaching Development
- Federal Crop Insurance Programs
- Solar Projects



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