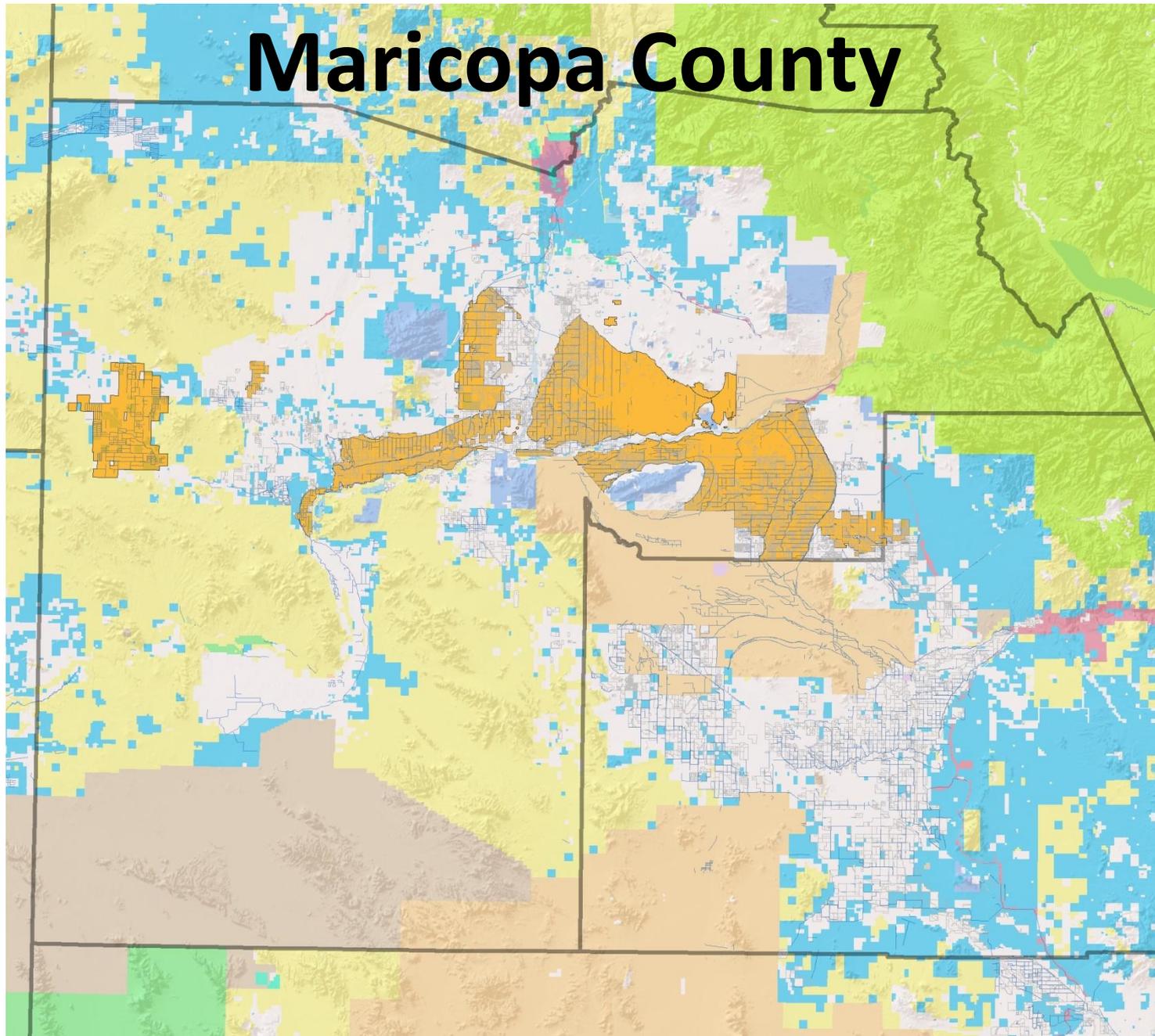


# Maricopa County Market Trends

Charlie Havranek – Broker & Appraiser  
Southwest Land Associates



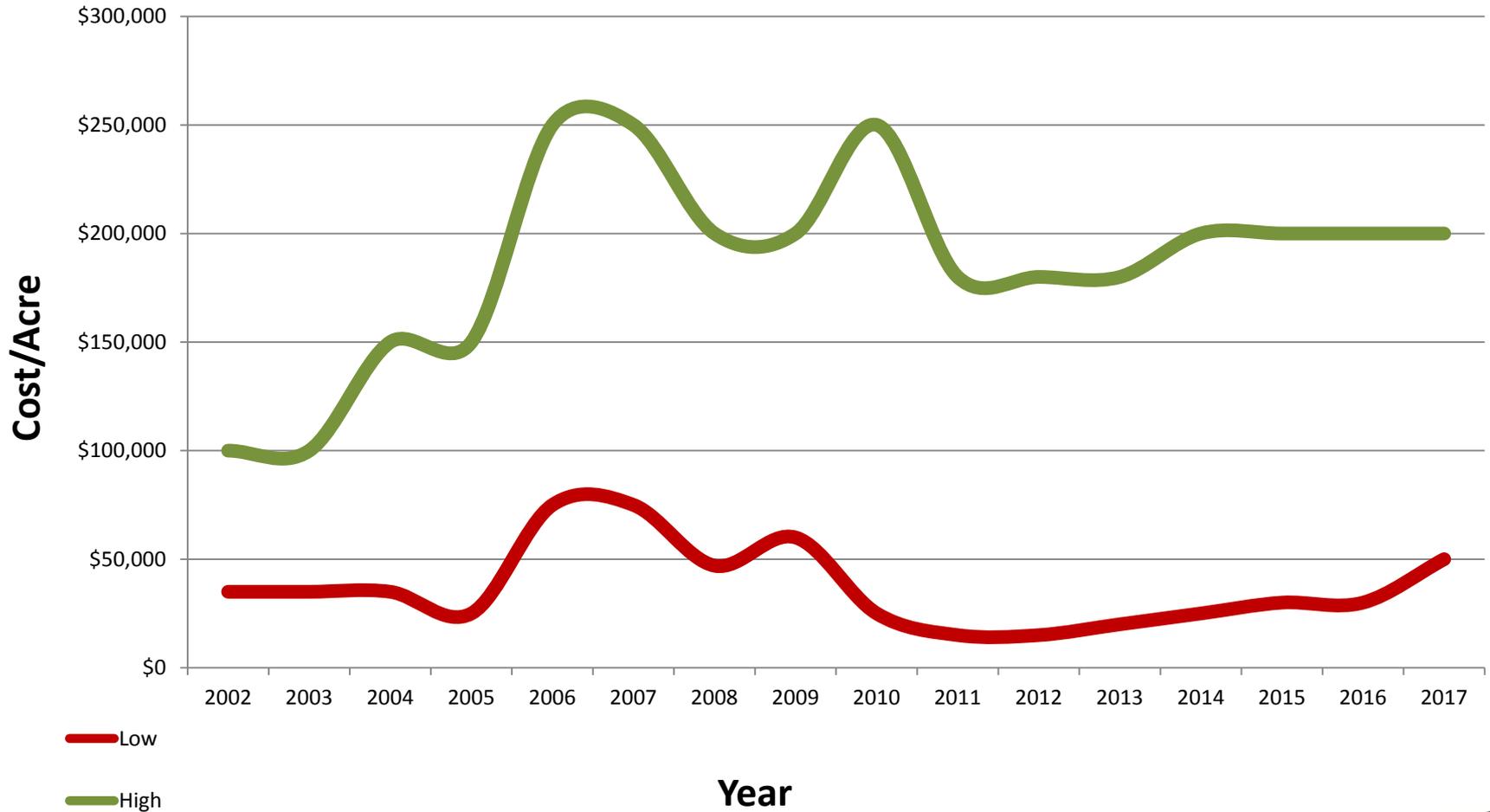
# Maricopa County



Irrigation District	Water Source/Cost	Sale Price per Acre	Sale Price Activity/Trend	Rent Range per Acre	Rental Activity/Trend
Salt River Project	Surface & Pump Surface: \$15/AF Pumped: \$46/AF Assess: \$32.69/AC	\$50,000 to \$200,000+ (Demand for development)	Increasing activity & Prices. (Non-Ag Influence –mostly infill.)	\$175 to \$300, Higher end of range indicates use for specialty crops	All Rented (Very little left for AG)/ Increasing within the range.
Buckeye I.D. (Southwest Valley Metro Fringe Area)	Surface & Pump Surface: \$18/AF Assess: \$7.32/AC	\$25,000 to \$70,000+	Increasing activity/ increasing prices.	\$175 to \$325	All Rented/ Increasing Trend within the range.
Roosevelt I.D. (West Valley Metro Fringe Area)	Surface & Pump \$47.50/AF Assess: \$27.10/AC Wells: \$30-\$55/AF	\$20,000 to \$100,000+	Increasing activity & prices. (Non-Ag Influence –mostly infill.)	\$125 to \$225	All rented/Stable.
Roosevelt W.C.D. (Southeast Valley Metro Fringe Area)	Surface & Pump \$30/AF Wells: \$38-\$65/AF Assess: \$140/AC.	\$100,000 to \$200,000+ (Demand for development)	Increasing activity & prices. (Non-Ag influence)	\$150 to \$250+	All Rented/ Increasing within the range.
Harquahala Valley I.D. (Non Metro Area 65 miles west of Phoenix)	Surface & Pump CAP: \$69.50/AF Wells: \$42-\$55/AF Assess: \$16.10/AC	\$6,500 to \$10,000 (Invest/Spec. Demand)	Minor activity	\$80 to \$200 Varying w/water supplies \$100 to \$150 is typical.	Stable/ Increasing, especially for those farms with adequate well water supplies.
Queen Creek I.D. (SE Valley Metro Fringe Area)	Surface & Pump CAP: \$53/AF. Wells: \$48 - \$85/AF Assess: \$0/AC	\$100,000 + (Invest/Spec. Demand)	Increasing activity & prices.	\$150 to \$250	Stable/Increasing within the range.
Maricopa Water District (NW Valley Area)	Surface & Pump Surface: \$42/AF Wells: \$45 - \$80/AF Assess: \$0/AC	\$50,000 to \$150,000+ (Demand for development)	Increasing activity & prices. (Suburban Non-Ag influence).	\$150 to \$400 Higher end of range indicates use for specialty crops	Stable/Increasing within the range
Tonopah I.D. (40 miles west of Phoenix)	Surface & Pump CAP: \$32/AF Wells: \$40 - \$80/AF Assess: \$1/AC	\$10,000+	Negligible activity.	\$150 to \$200	Stable/Increasing within the range
Desert Pump Farms (Non-District, Rainbow Valley, Aguila, Hyder, Gila Bend)	Pump (Shallow to Deep Lift) \$30 to \$100/AF Assess: N/A	\$2,850 to \$5,000 to \$9,000 (Varying w/ water costs, supplies & location.)	Increasing activity & prices at the low end price point.	\$90 to \$400+ Varying w/ water costs and suitability for specialty crops.	Increasing/ Increasing, especially for those farms with adequate well water supplies and drip irrigation.
Arlington Canal Company	Surface: Surface: \$20/AF Assess: \$14/AC	No Activity	One sale in 2012	\$200 to \$350	Stable/ Increasing within the range.
Paloma Irrigation & Drainage District	Surface & Pump \$43/AF Assess. \$7.00/AC	\$9,000	Negligible.	\$150 to \$200, varying with soils and water.	Stable/ Increasing within the range.

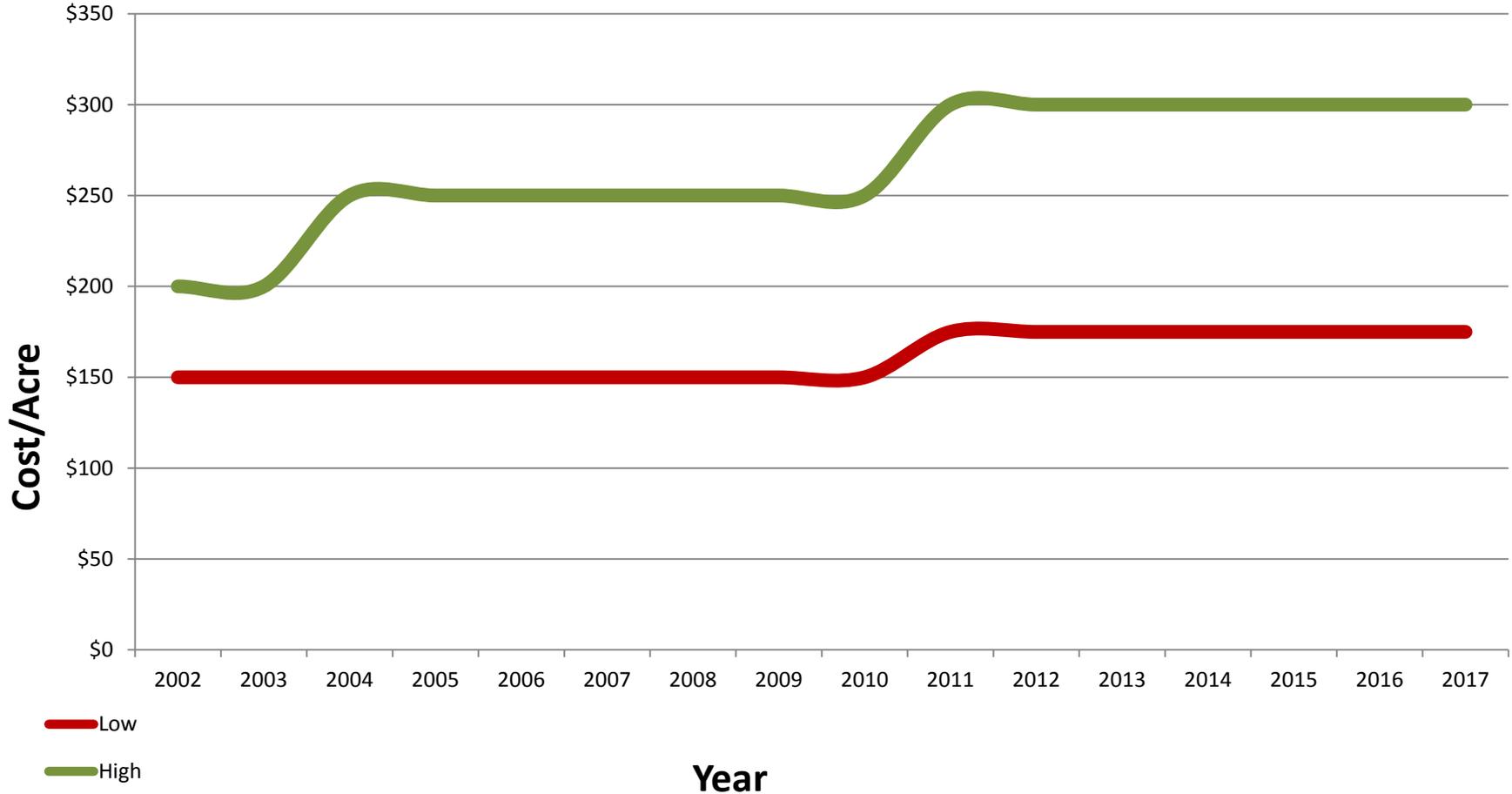
# Salt River Project Water Users Assoc.

## Sale Price Value/Acre



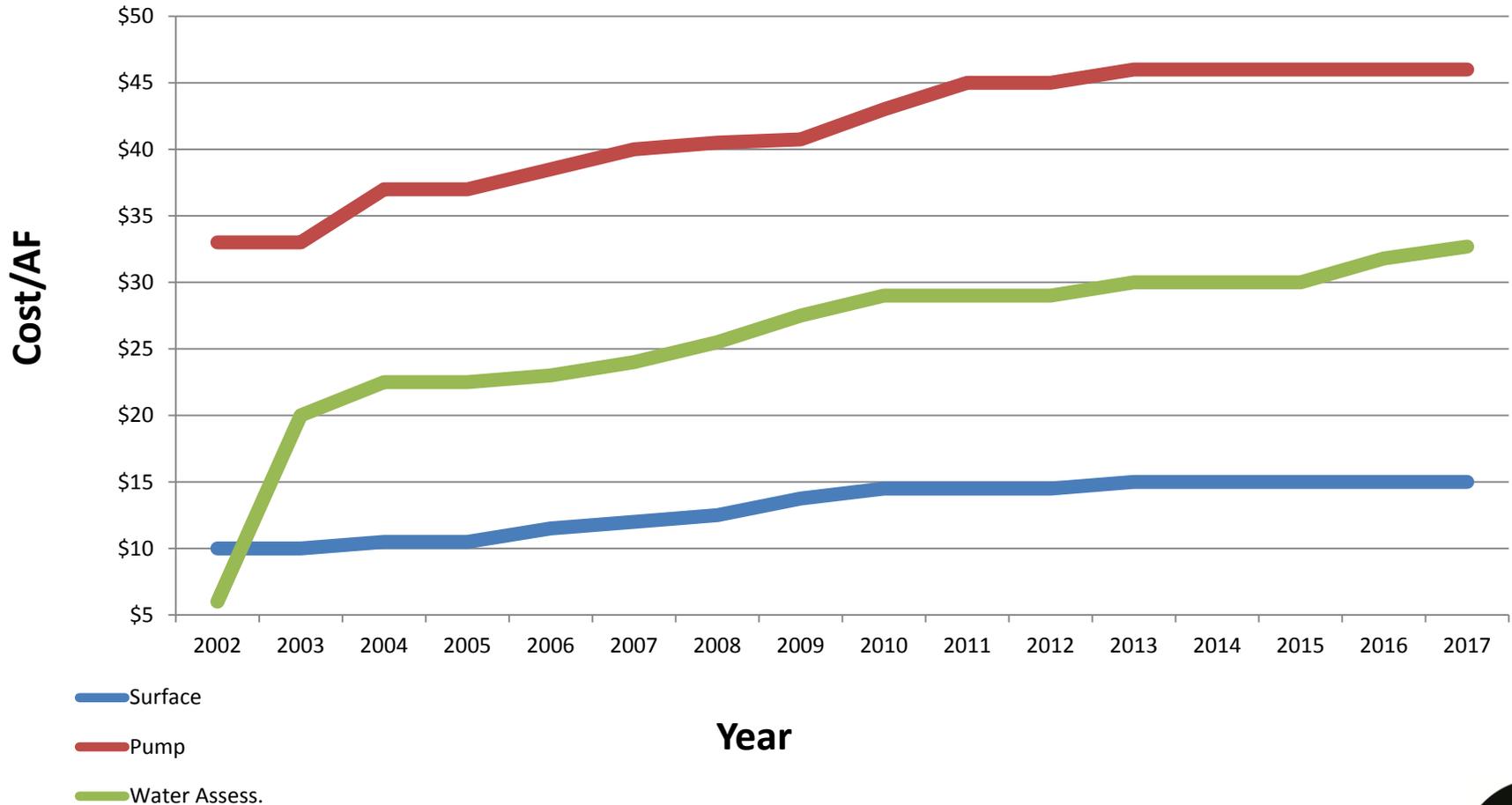
# Salt River Project Water Users Assoc.

## Annual Cash Rents



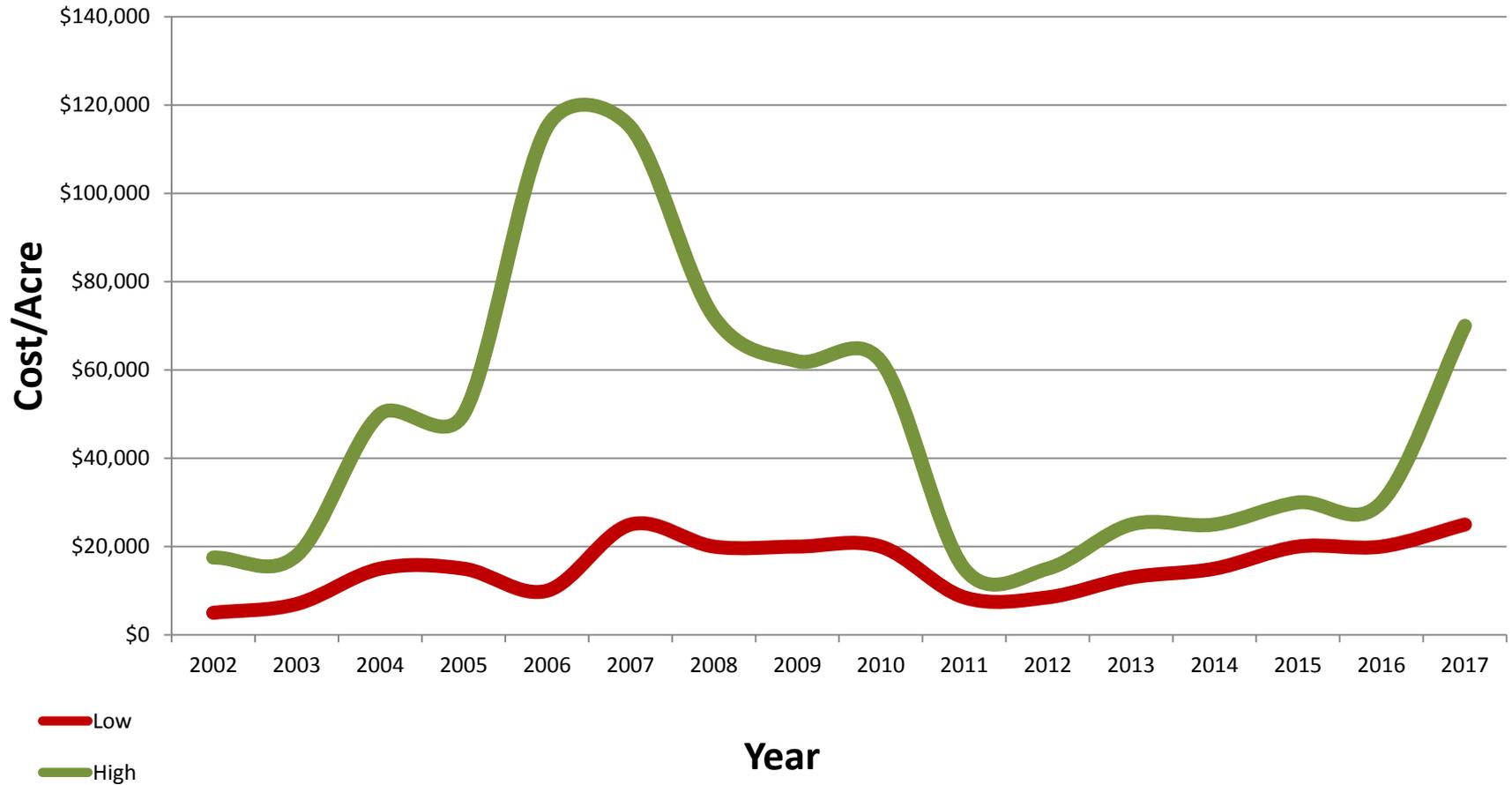
# Salt River Project Water Users Assoc.

## Water Cost



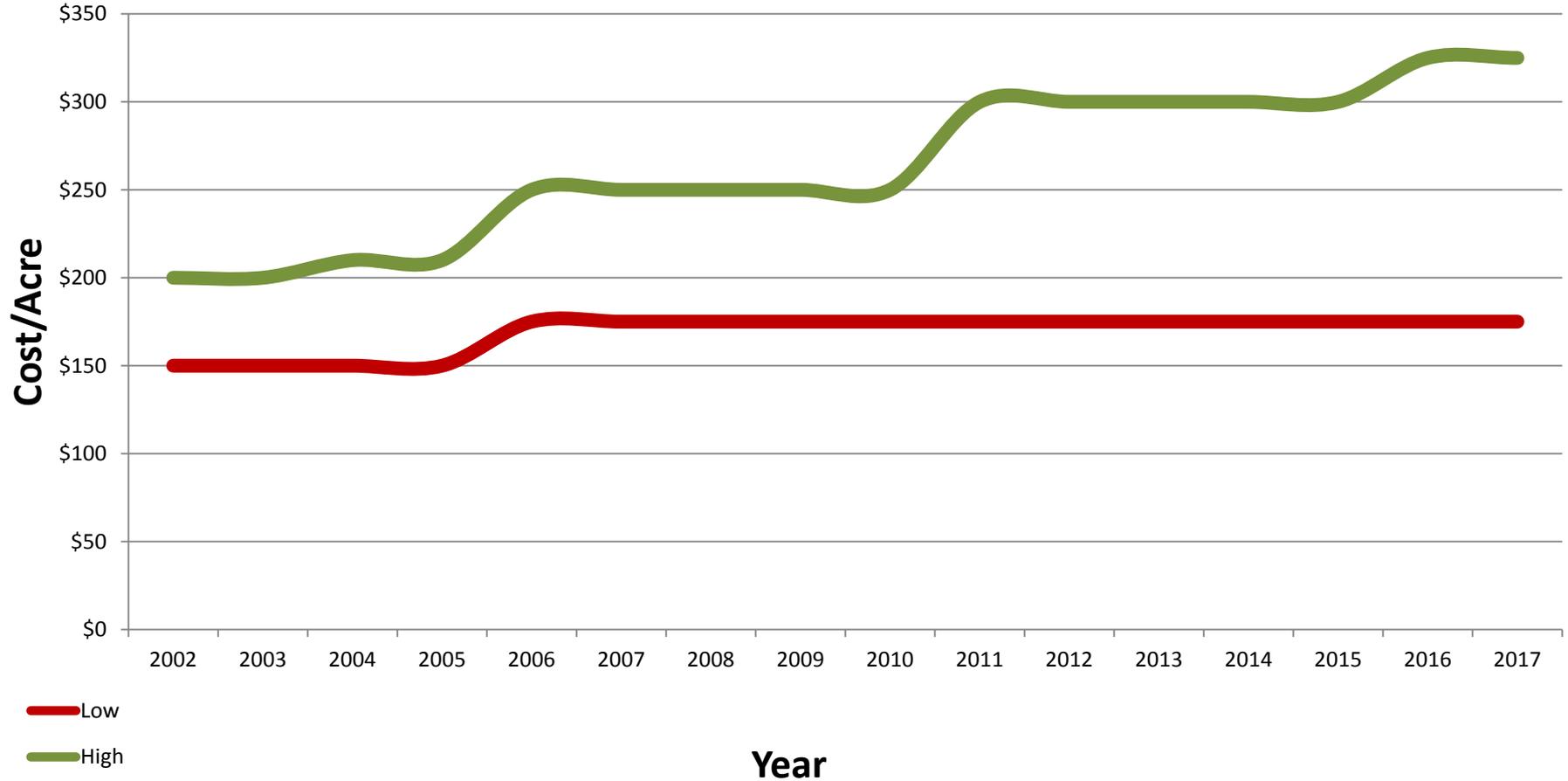
# Buckeye I.D. (Metro Fringe & Non-Metro)

## Sale Price Value/Acre



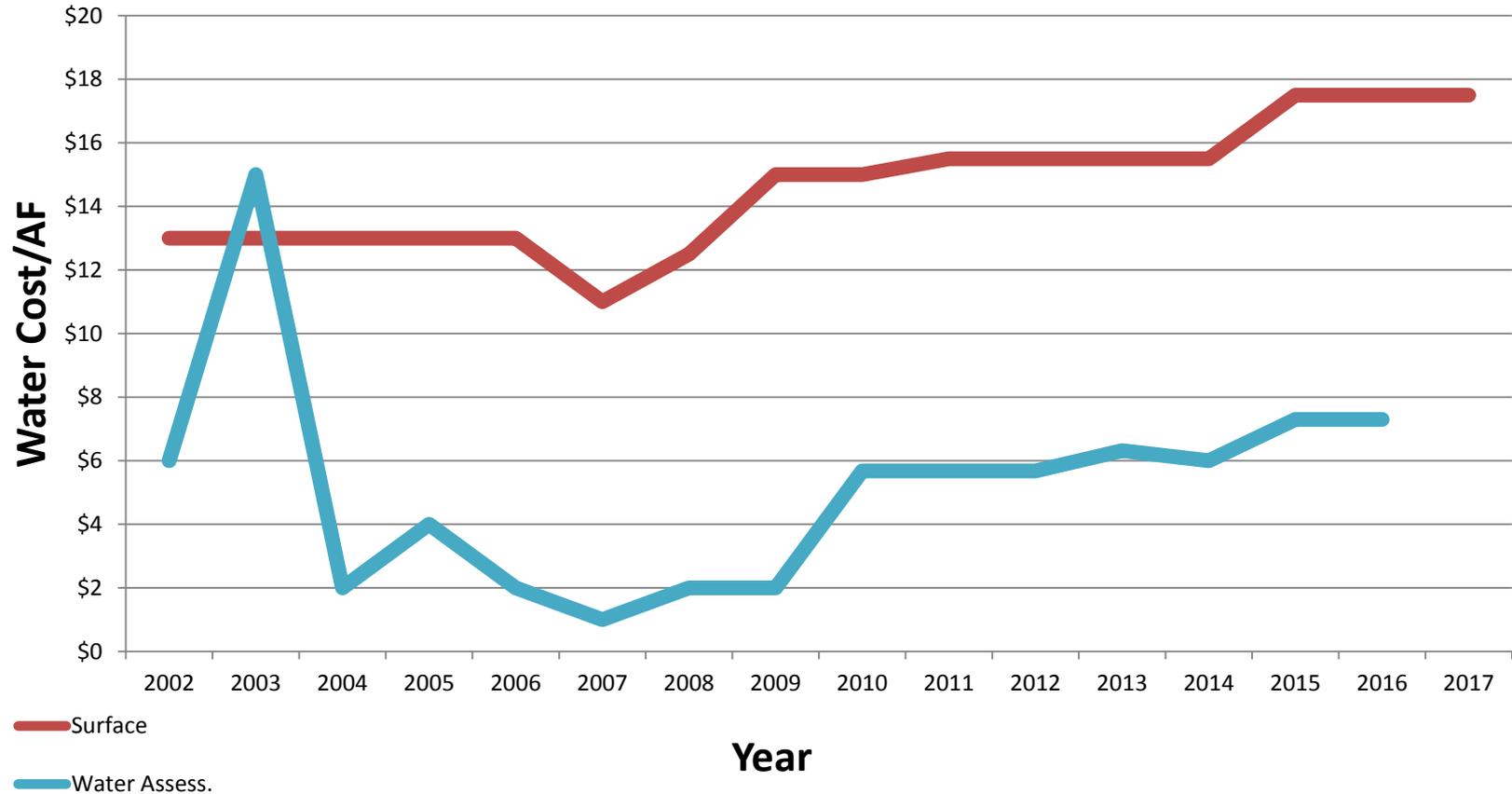
# Buckeye I.D. (Metro Fringe & Non-Metro)

## Annual Cash Rents



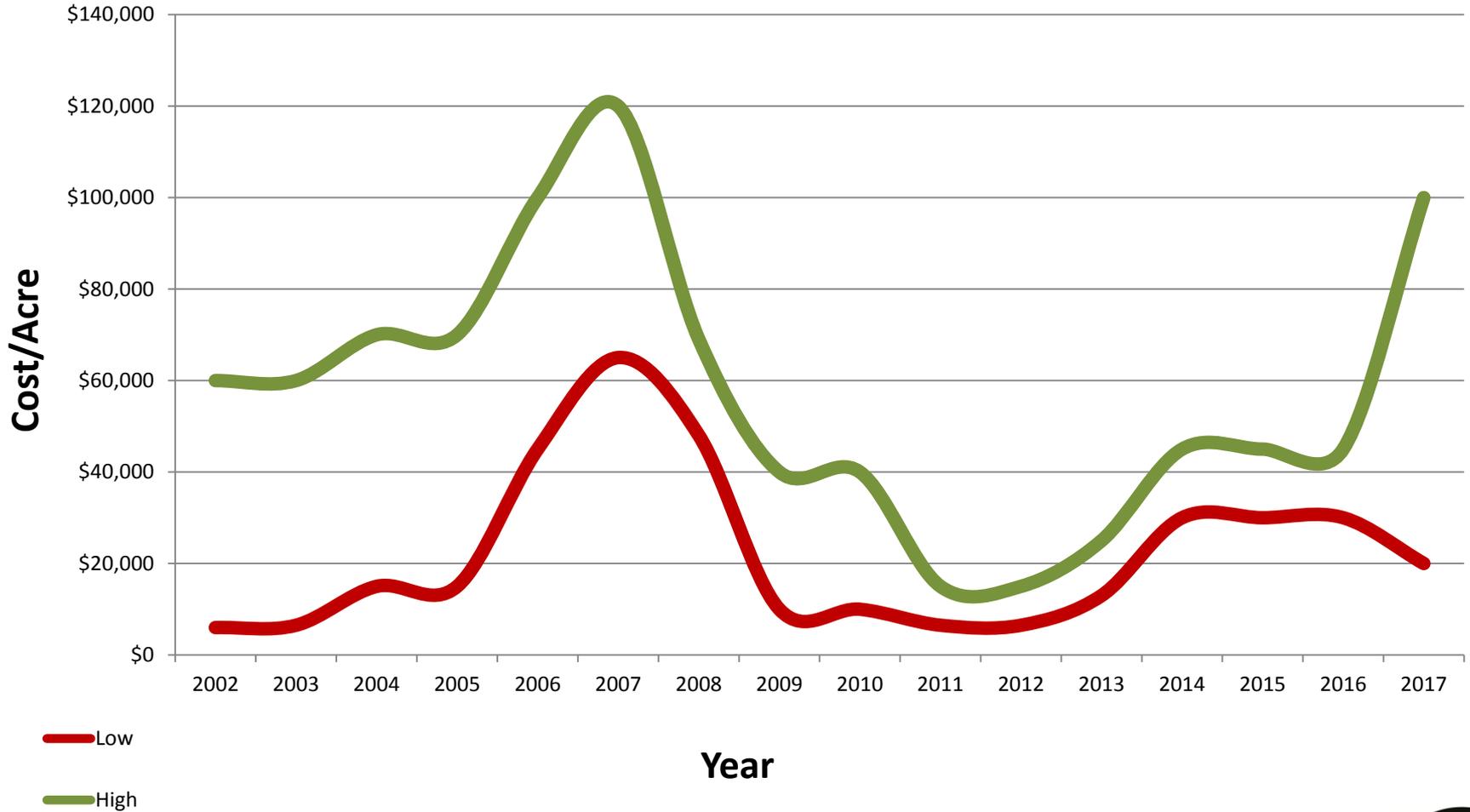
# Buckeye I.D. (Metro Fringe & Non-Metro)

## Water Cost



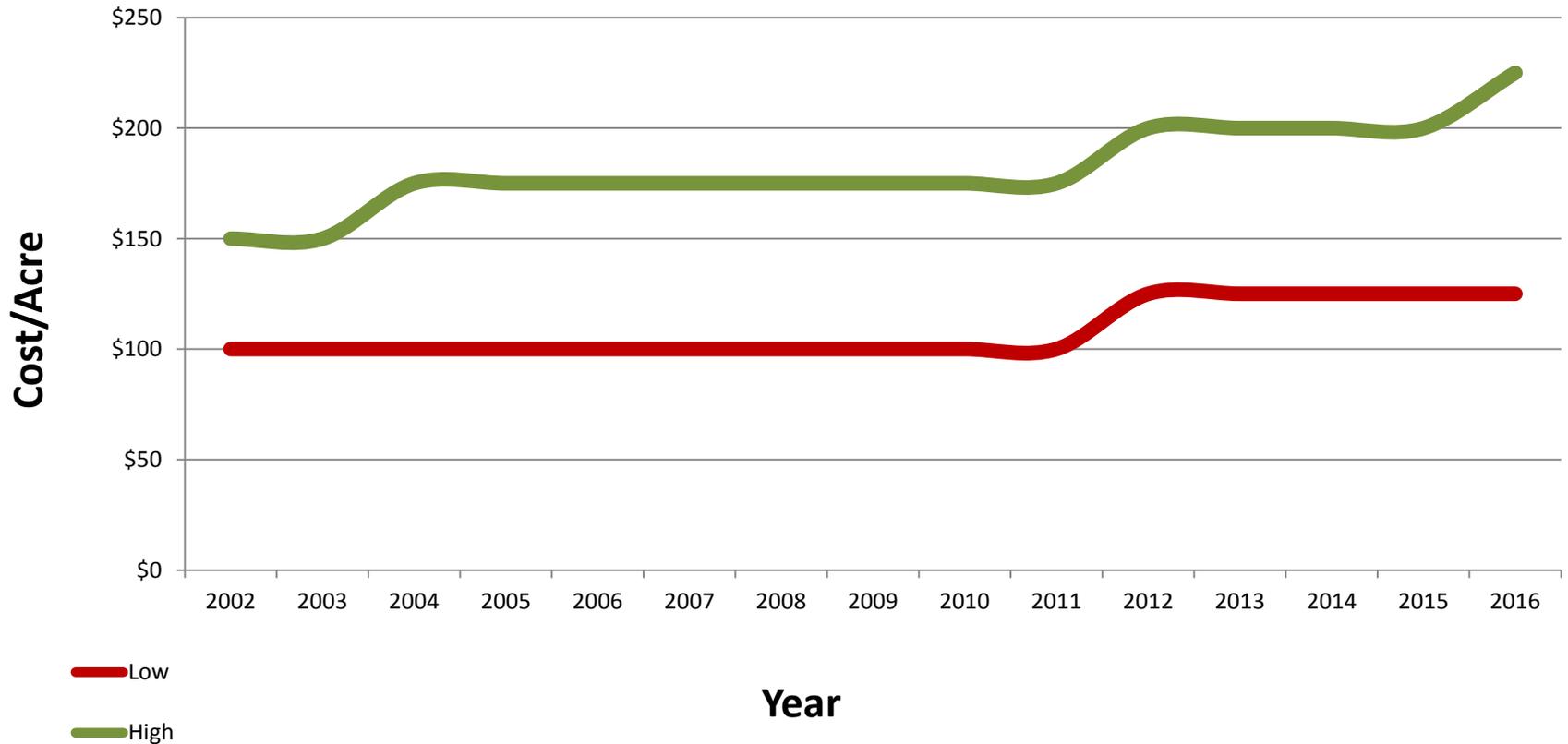
# Roosevelt Irrigation District

## Sale Price Value/Acre



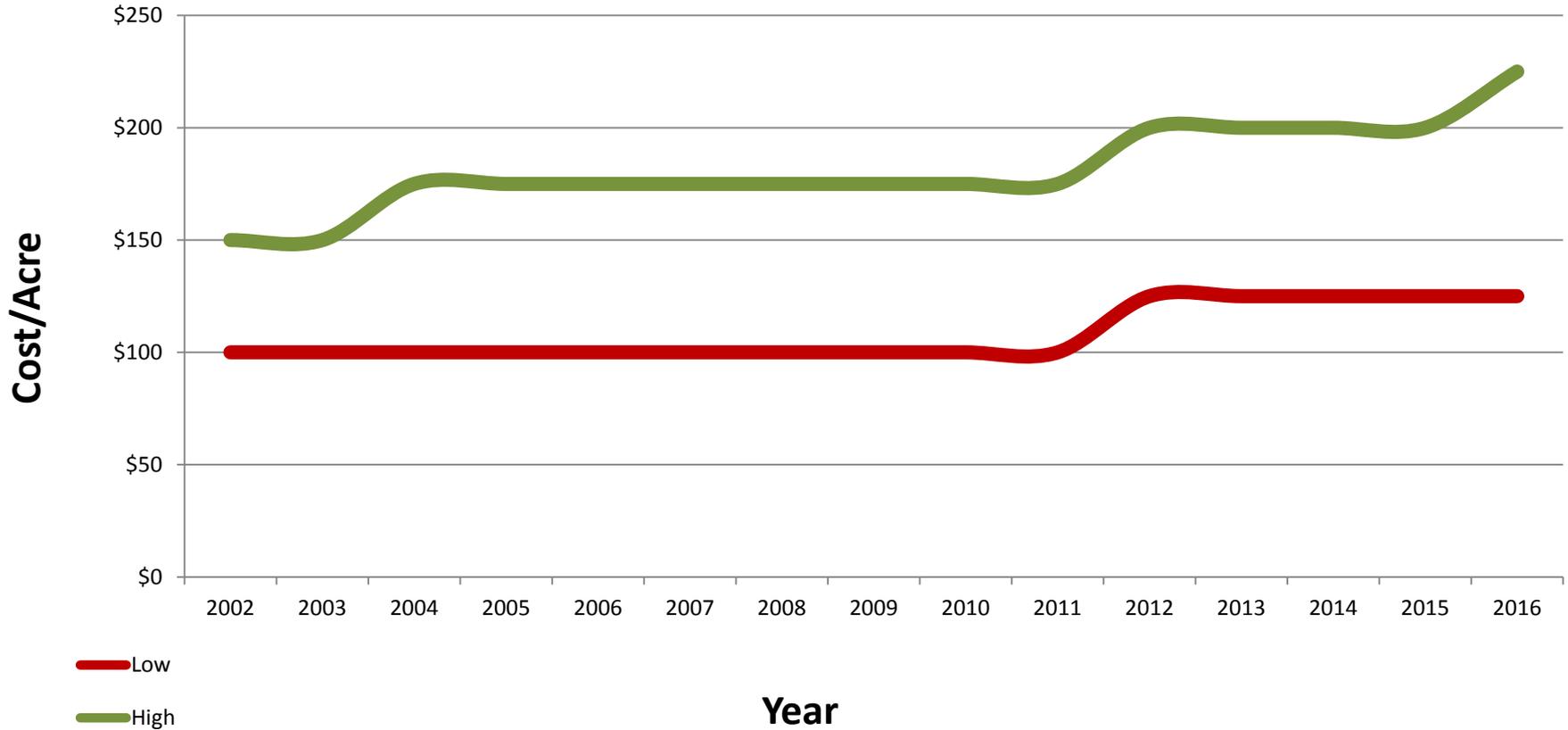
# Roosevelt Irrigation District

## Annual Cash Rents



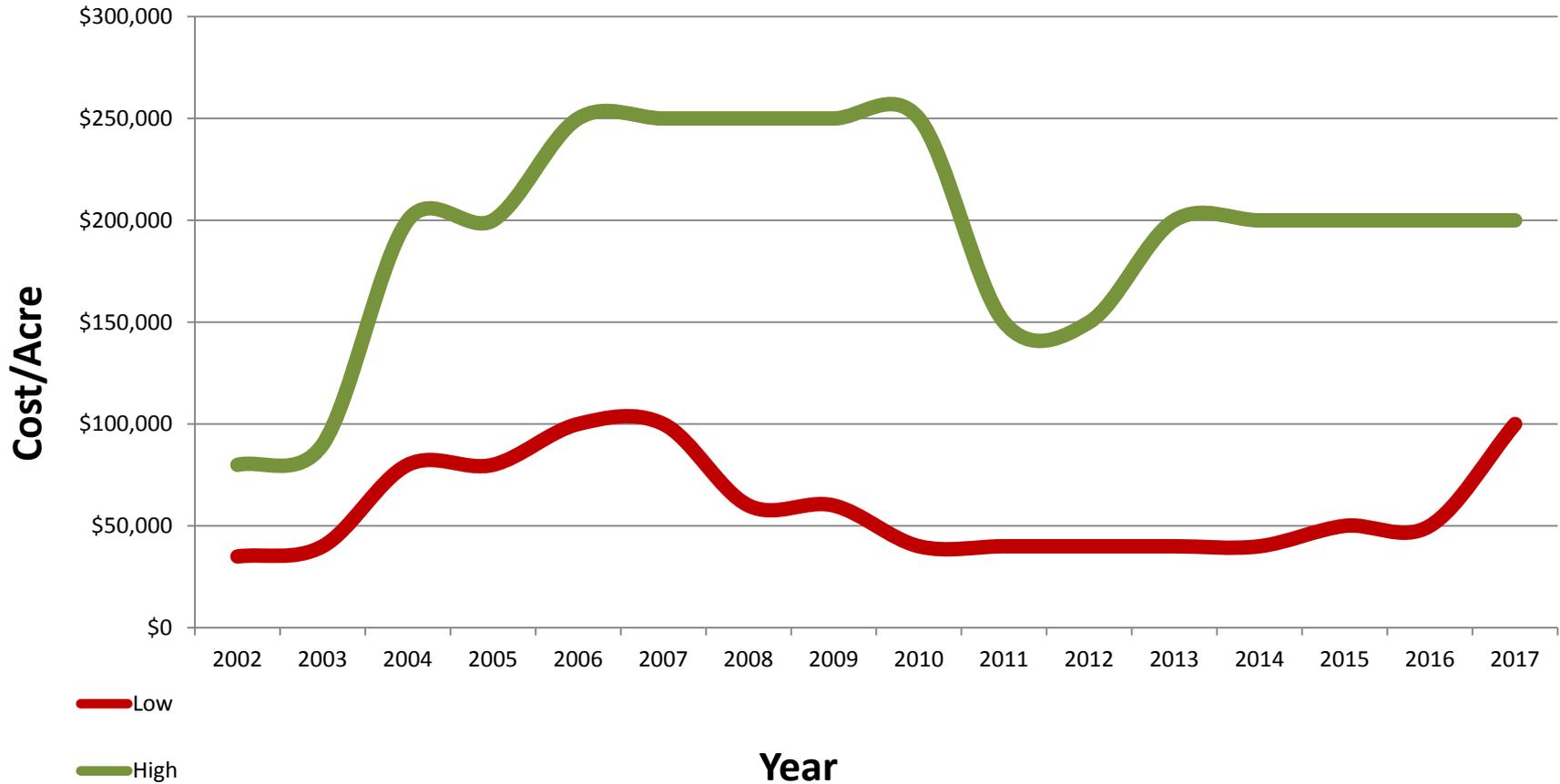
# Roosevelt Irrigation District

## Annual Cash Rents



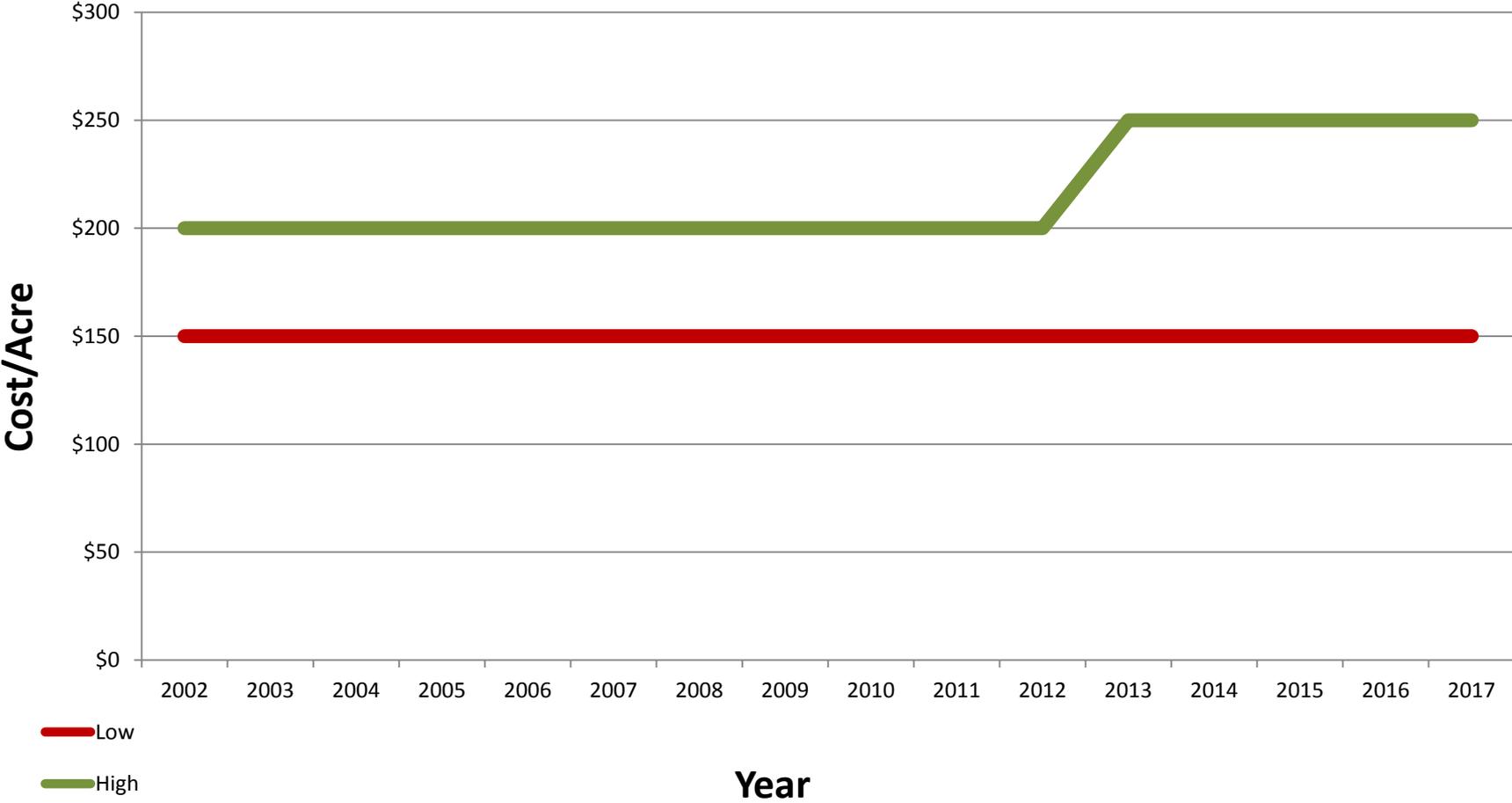
# Roosevelt Water Conservation District

## Sale Price Value/Acre



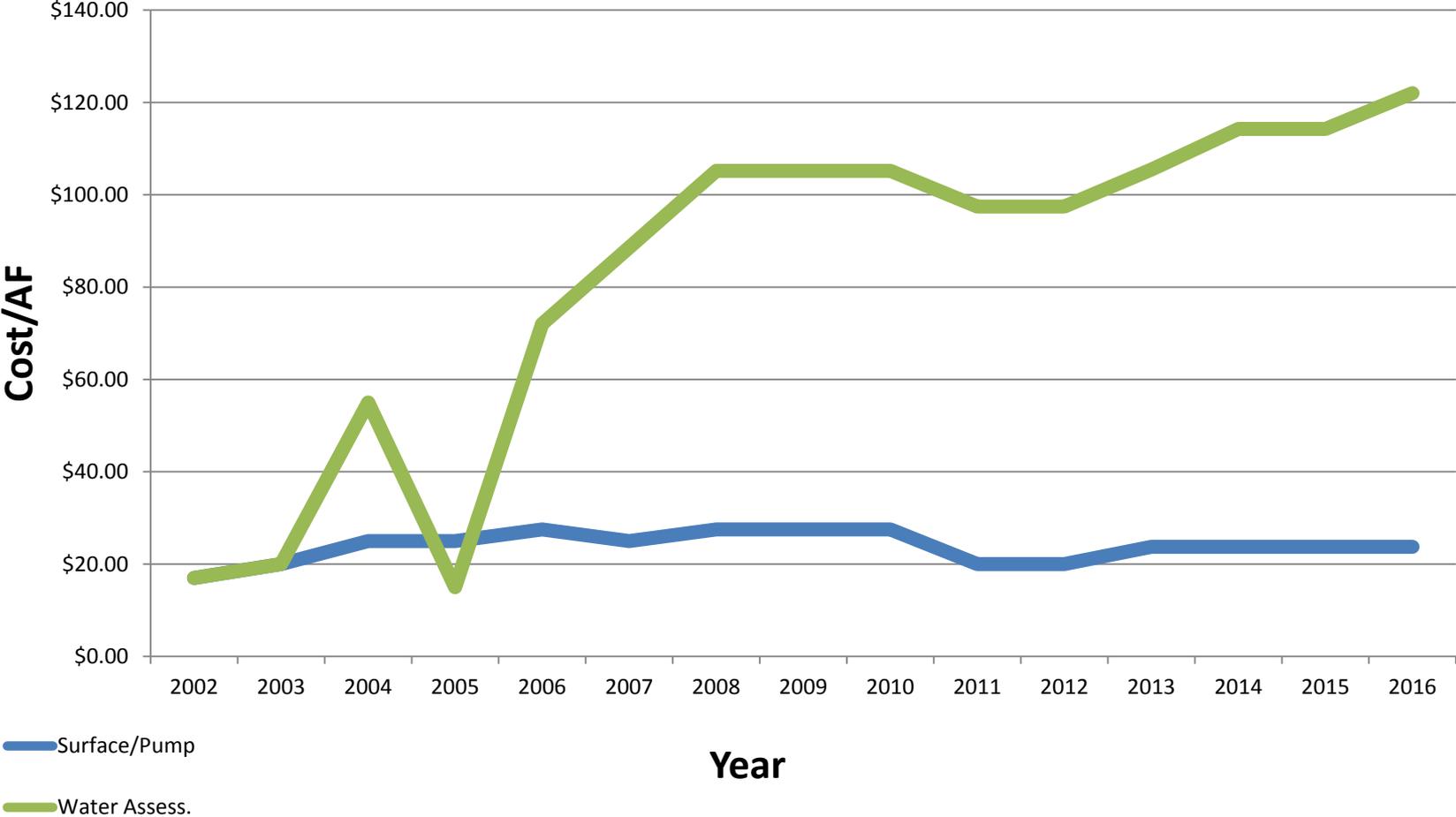
# Roosevelt Water Conservation District

## Annual Cash Rents



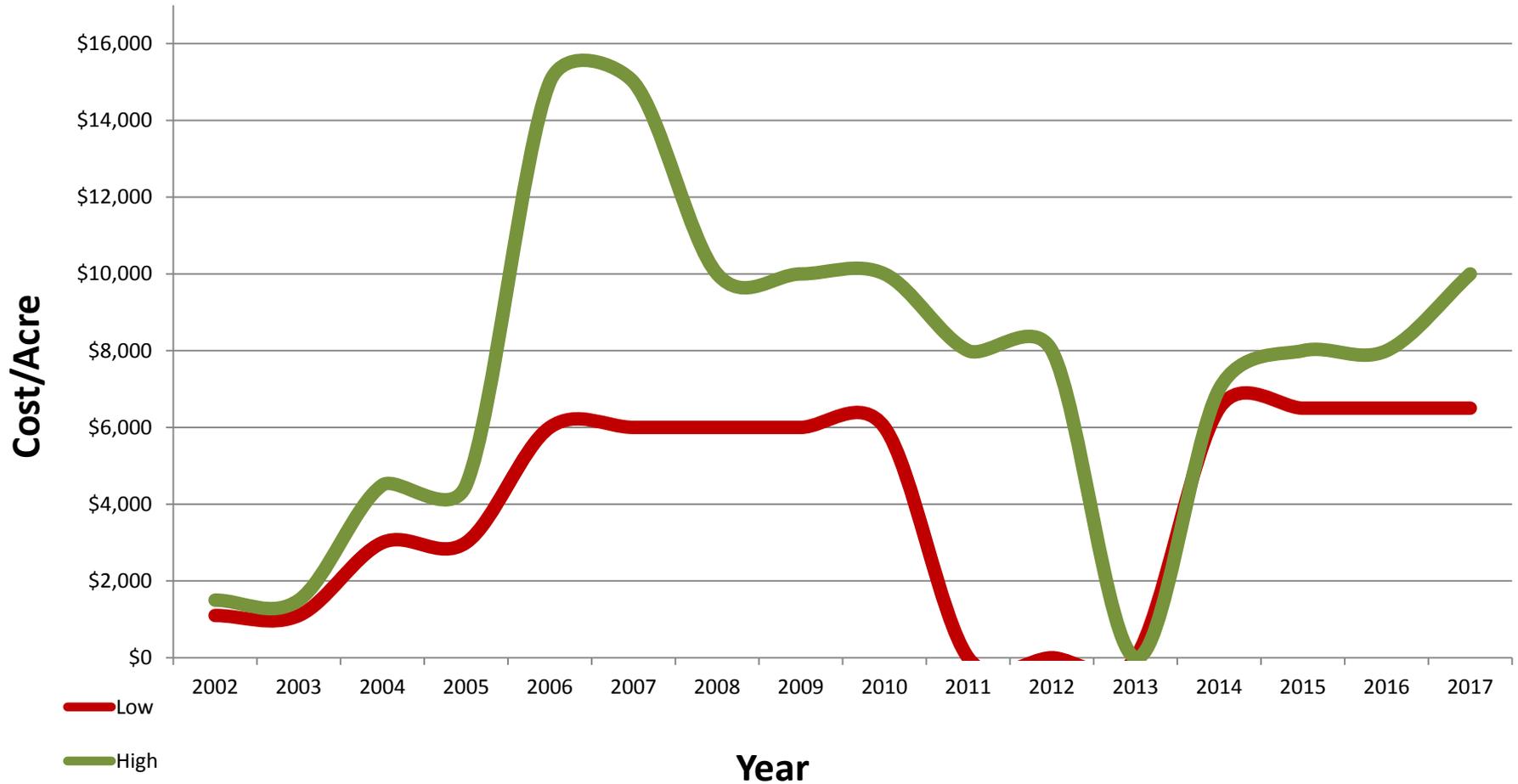
# Roosevelt Water Conservation District

## Water Cost



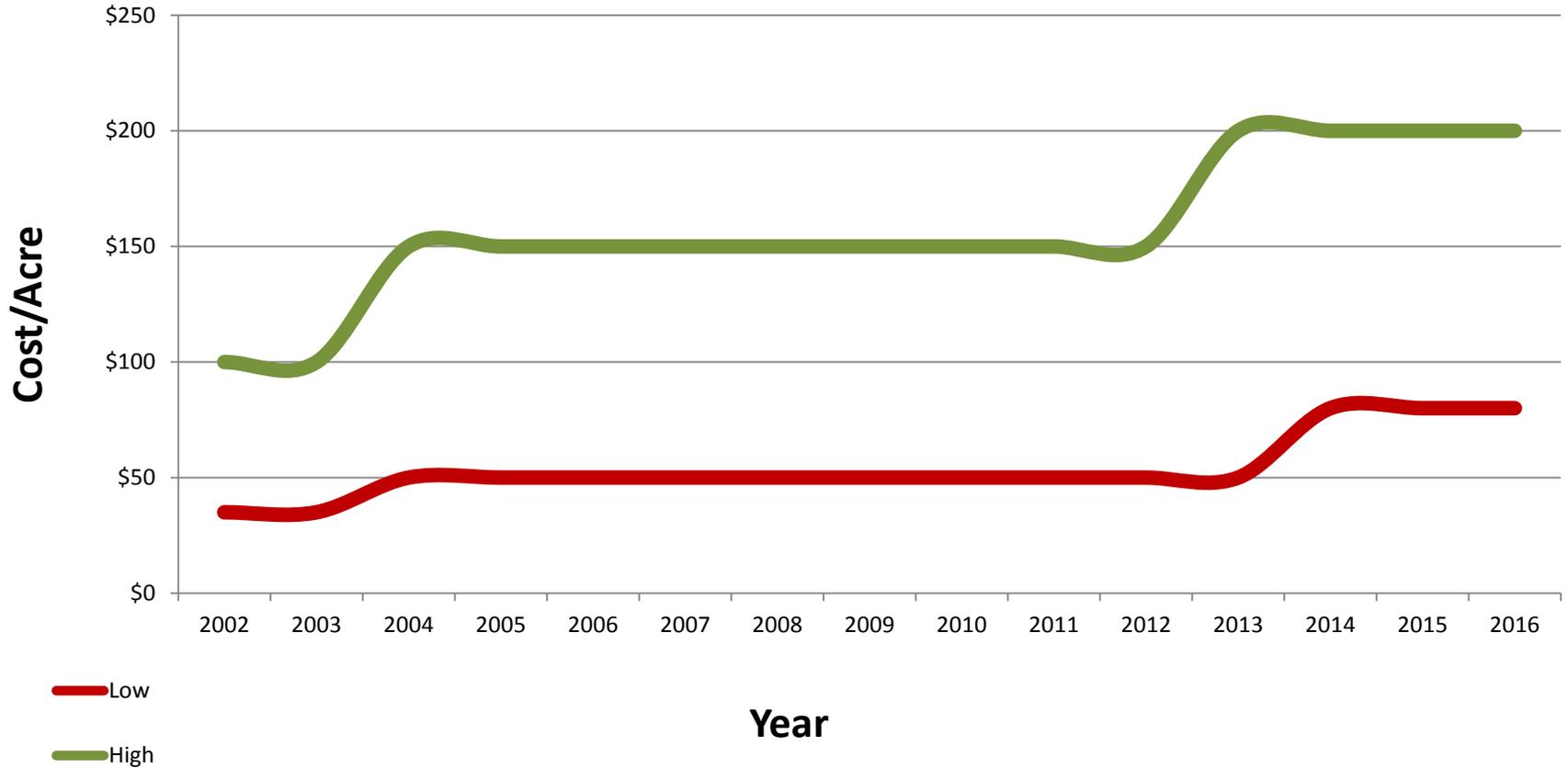
# Harquahala Valley Irrigation District

## Sale Price Value/Acre



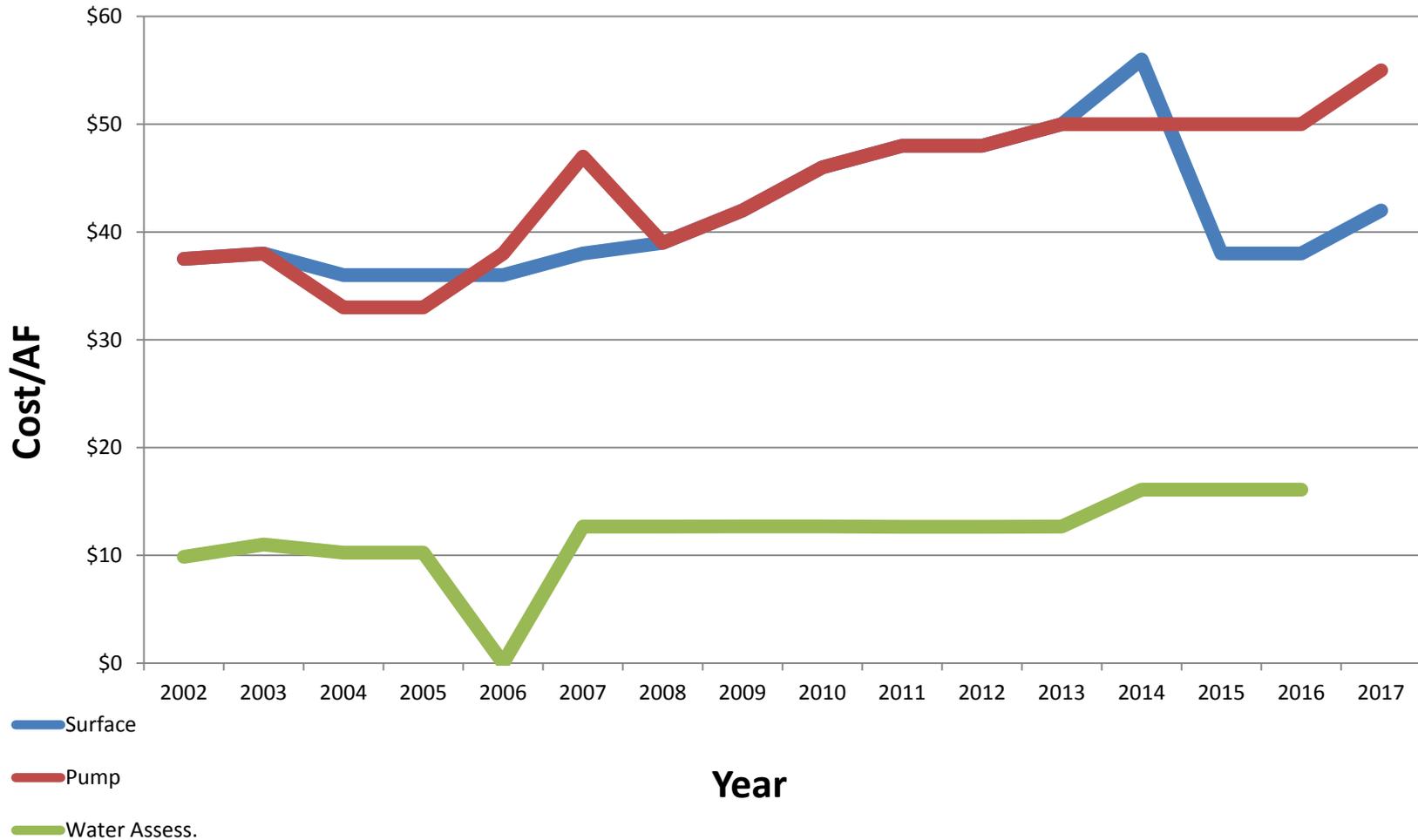
# Harquahala Valley Irrigation District

## Annual Cash Rents



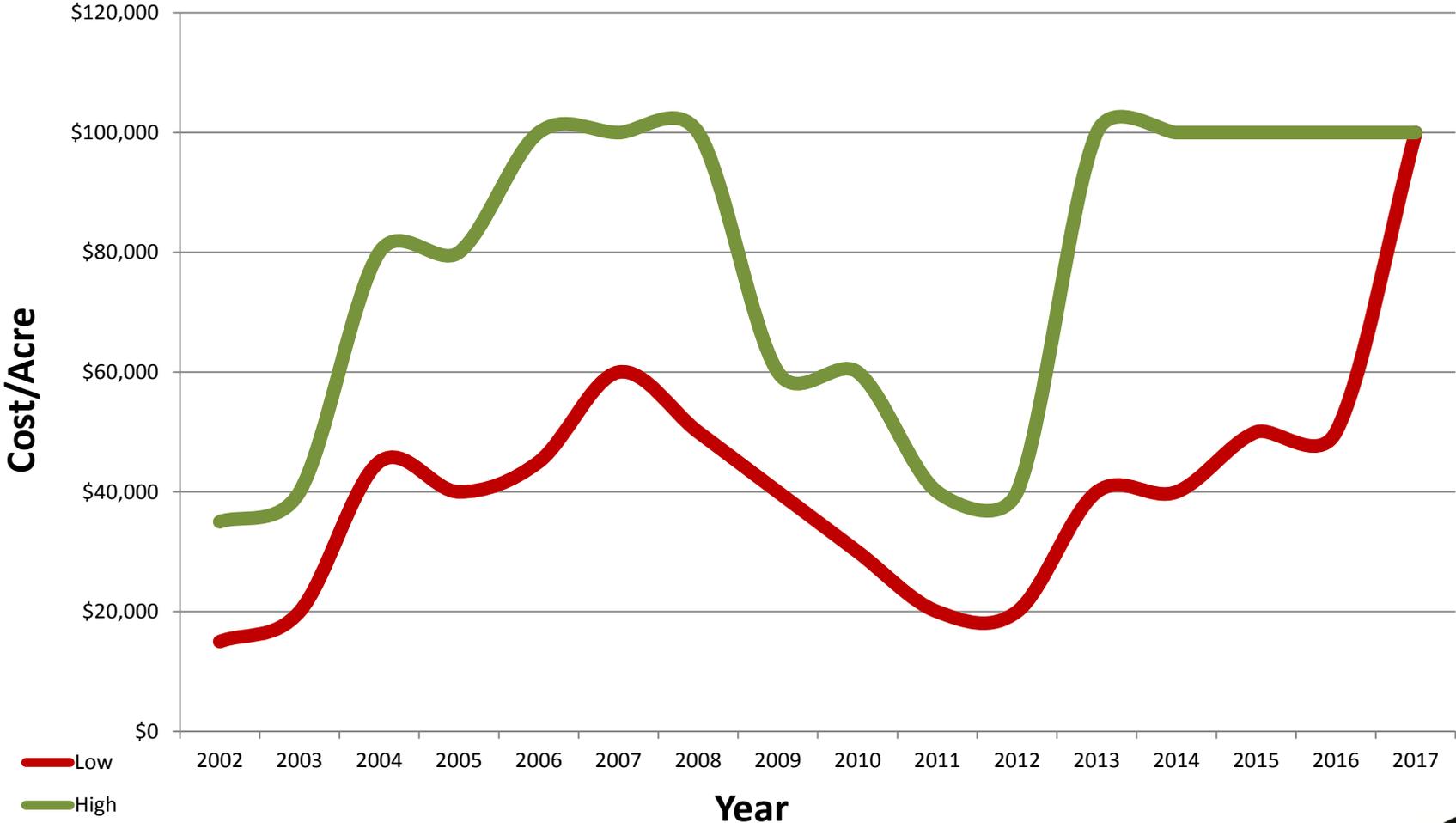
# Harquahala Valley Irrigation District

## Average Water Cost



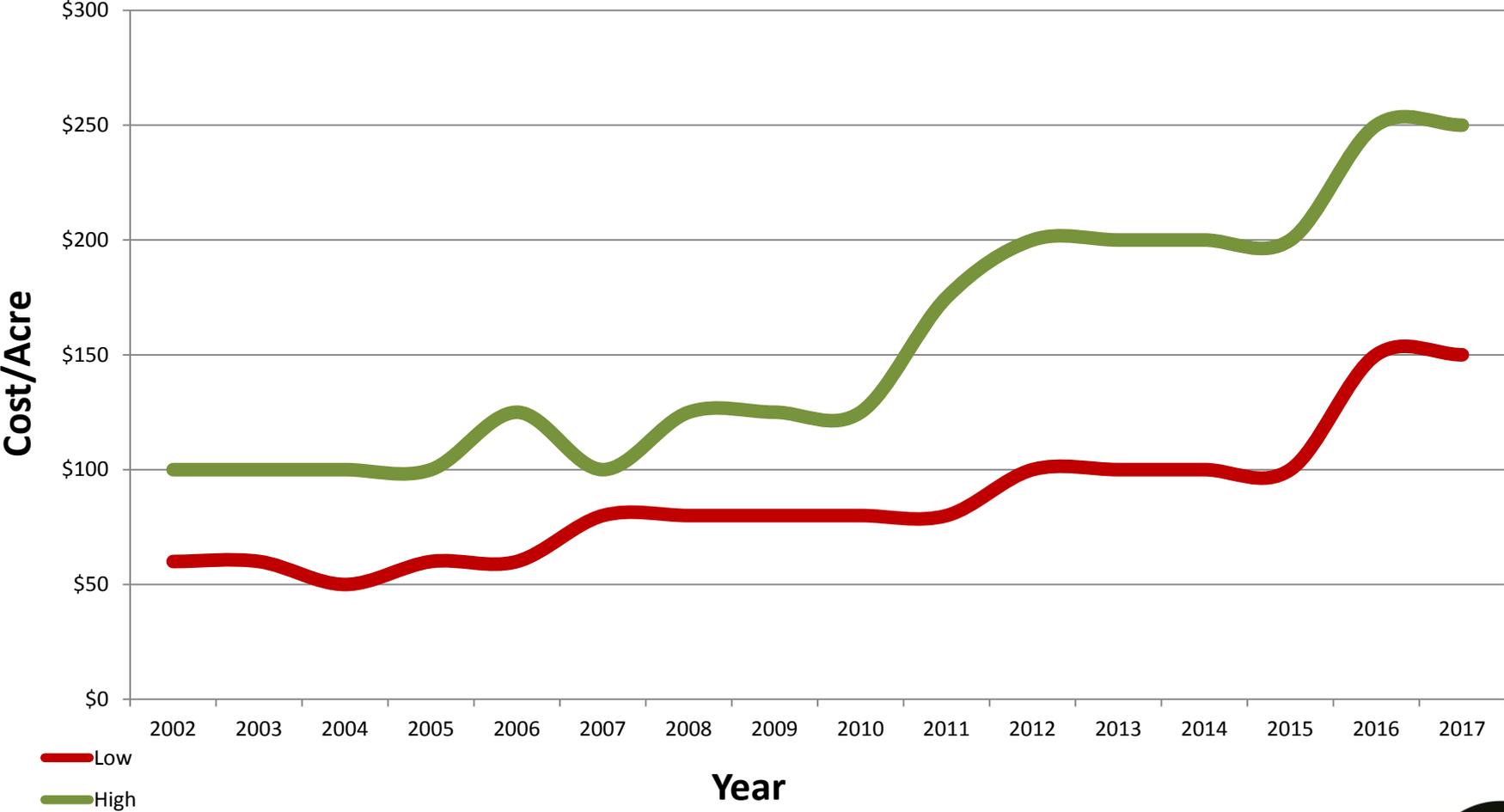
# Queen Creek Irrigation District

## Sale Price Value/Acre



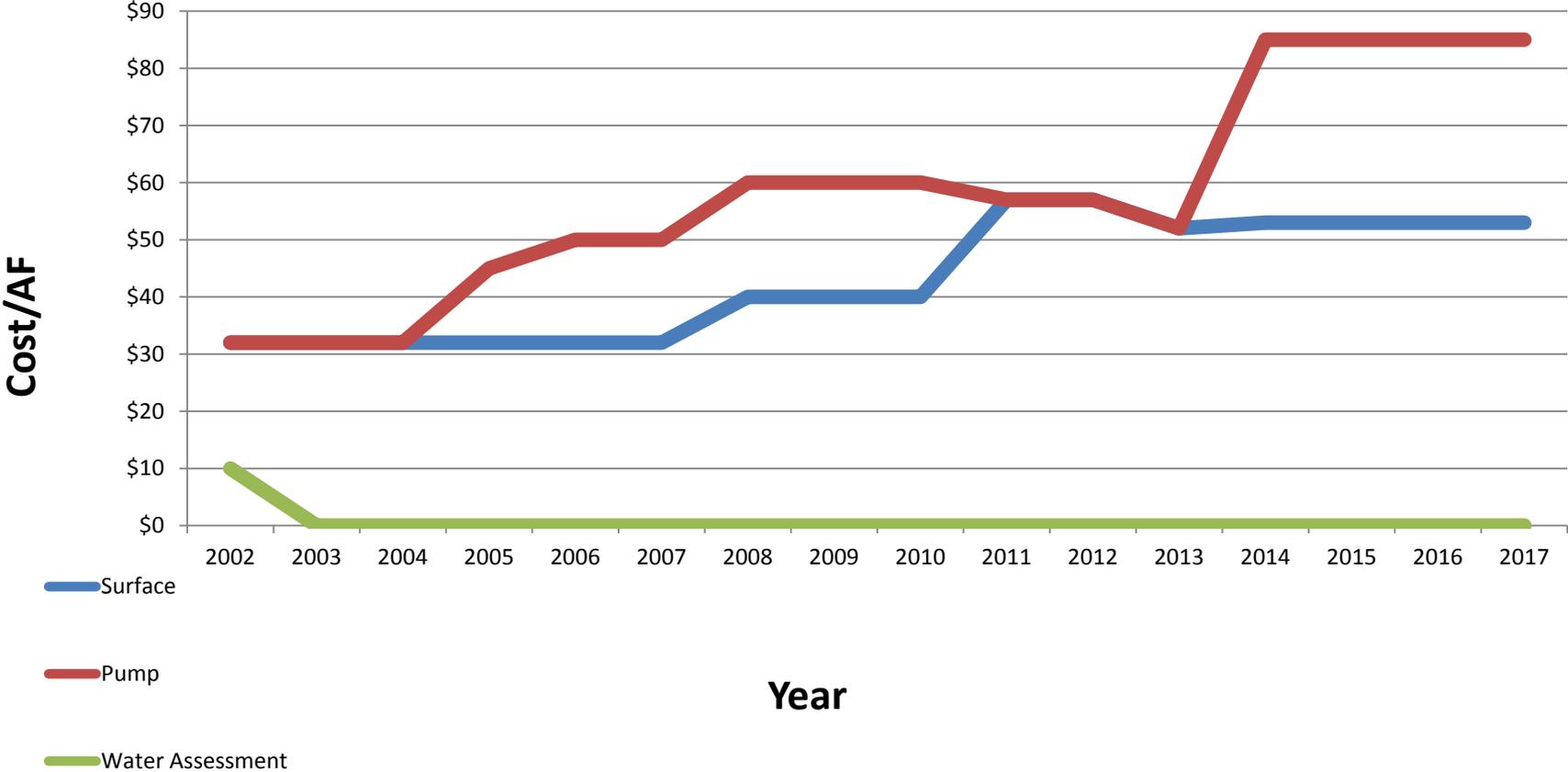
# Queen Creek Irrigation District

## Annual Cash Rents



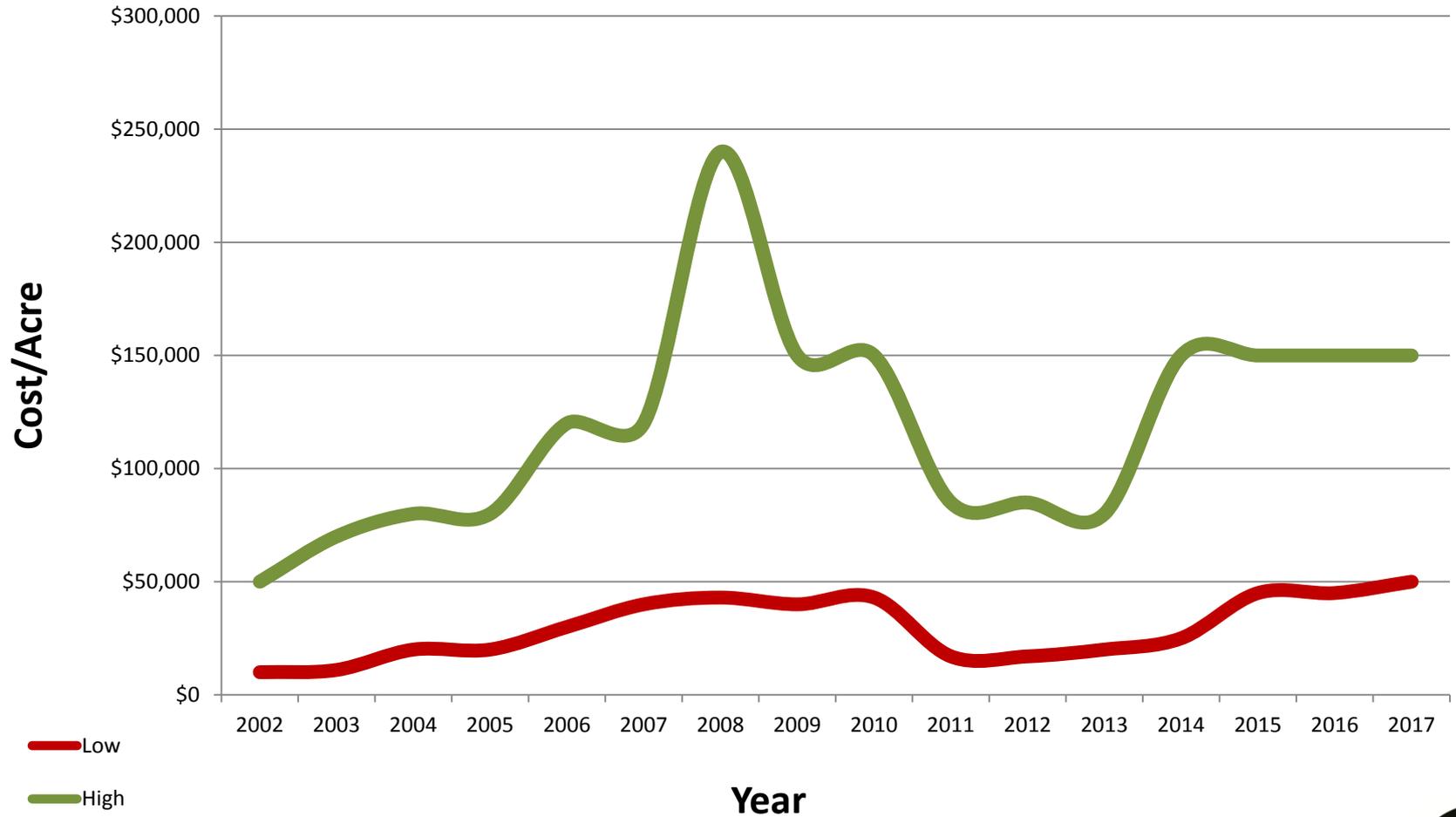
# Queen Creek Irrigation District

## Water Cost



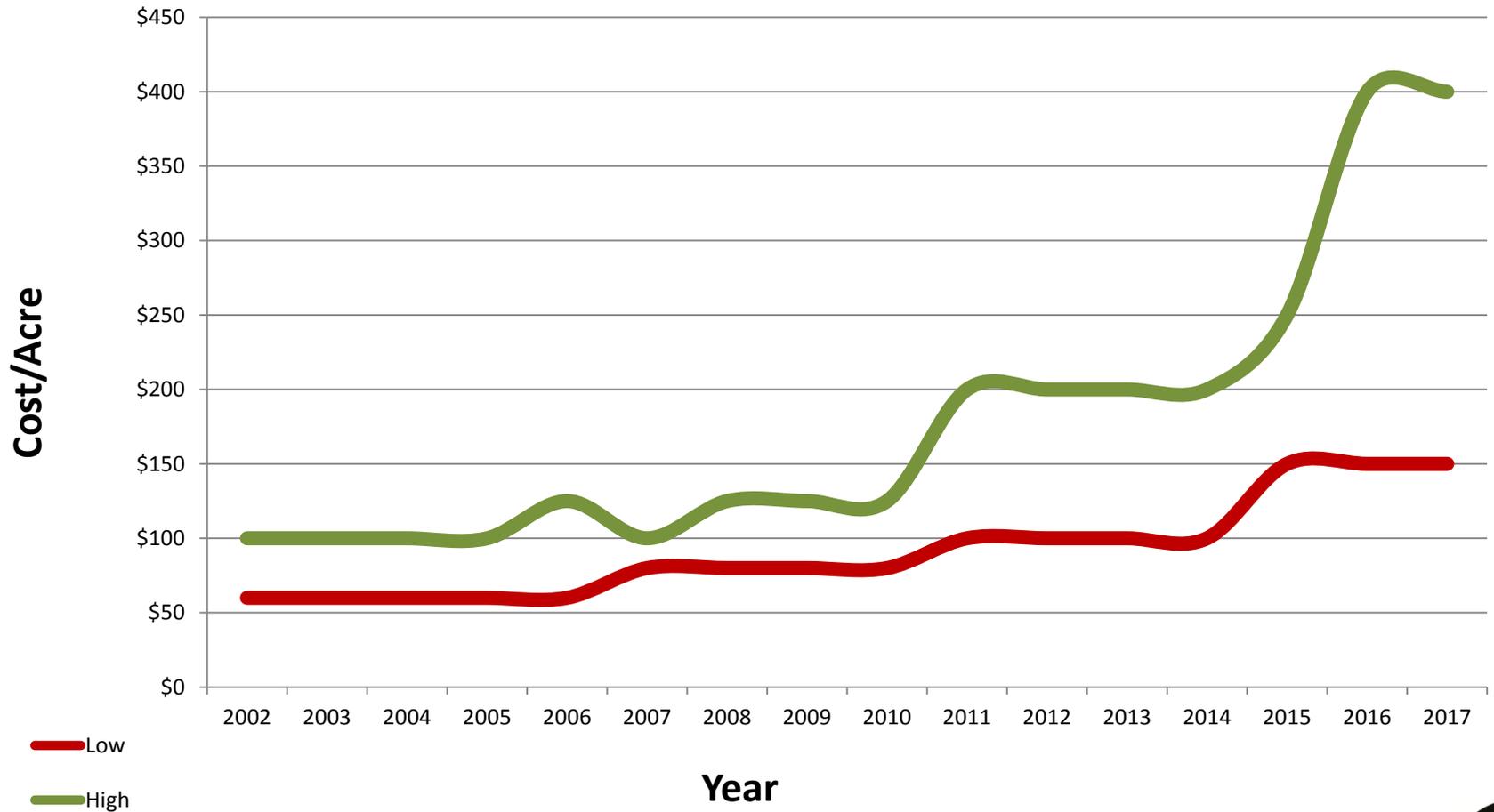
# Maricopa Water District (NW Valley Metro Fringe Area)

## Sale Price Value/Acre



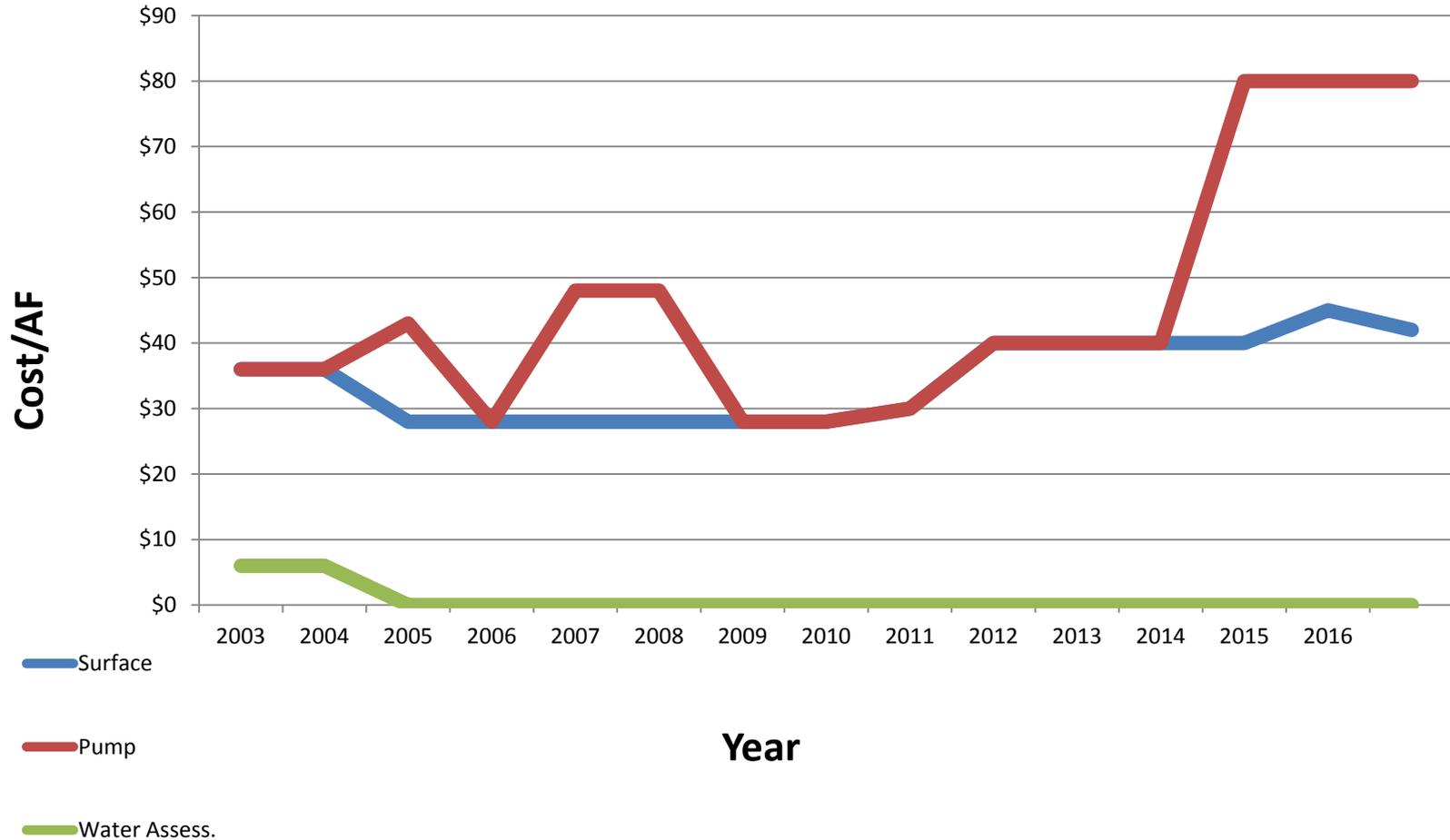
# Maricopa Water District (NW Valley Metro Fringe Area)

## Annual Cash Rents



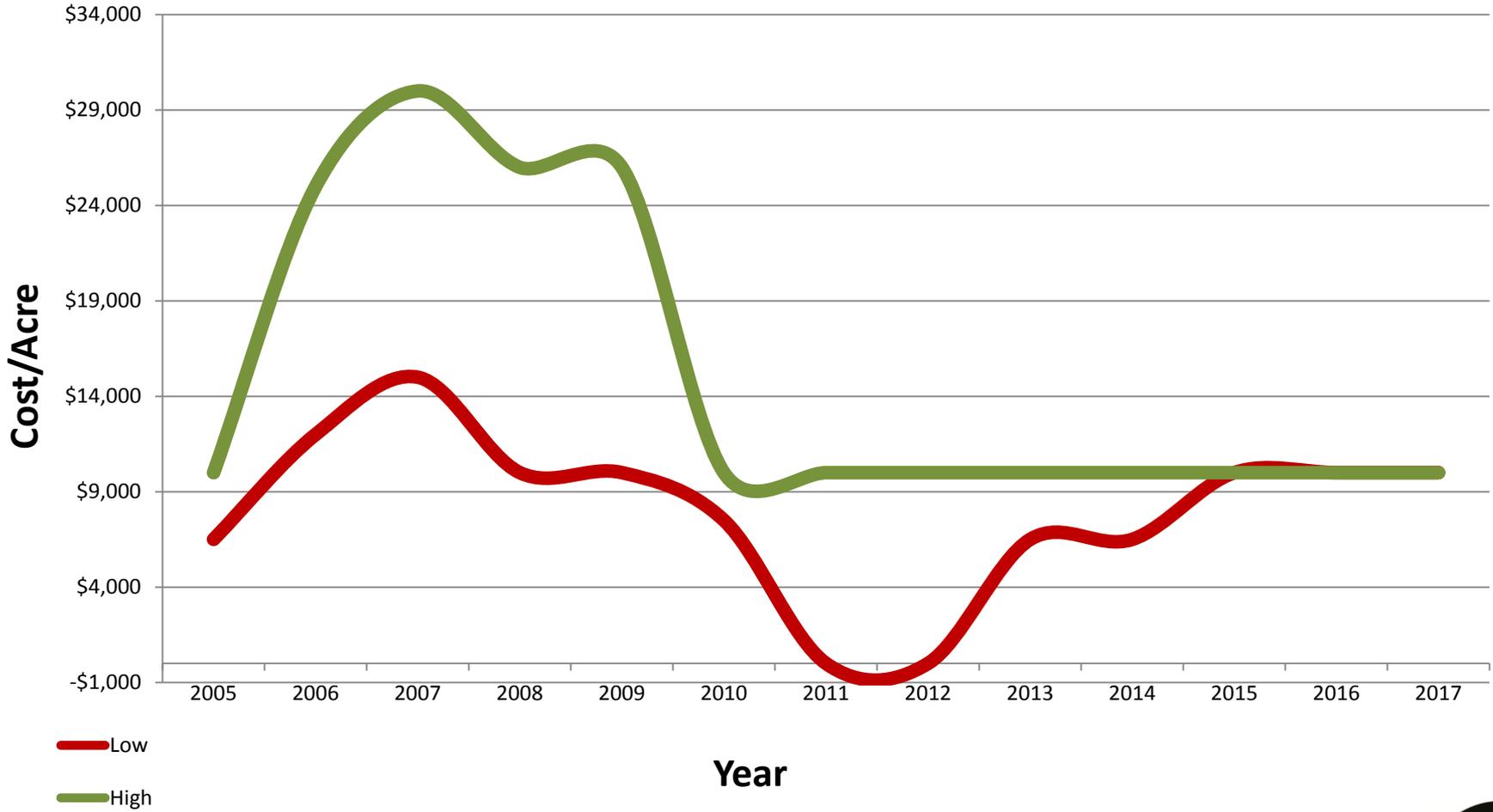
# Maricopa Water District (NW Valley Metro Fringe Area)

## Water Cost



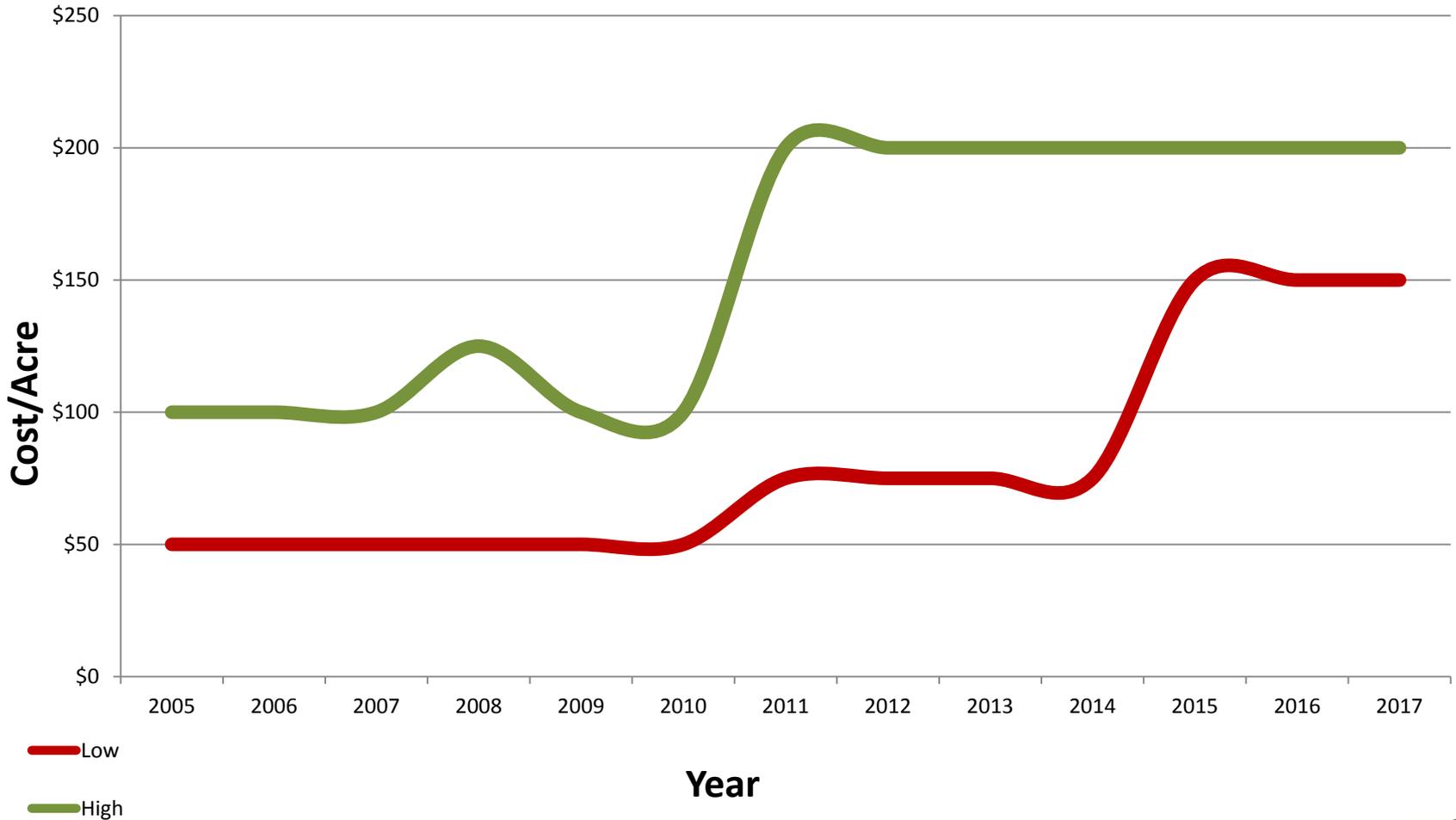
# Tonopah Irrigation District

## Sale Price Value/Acre



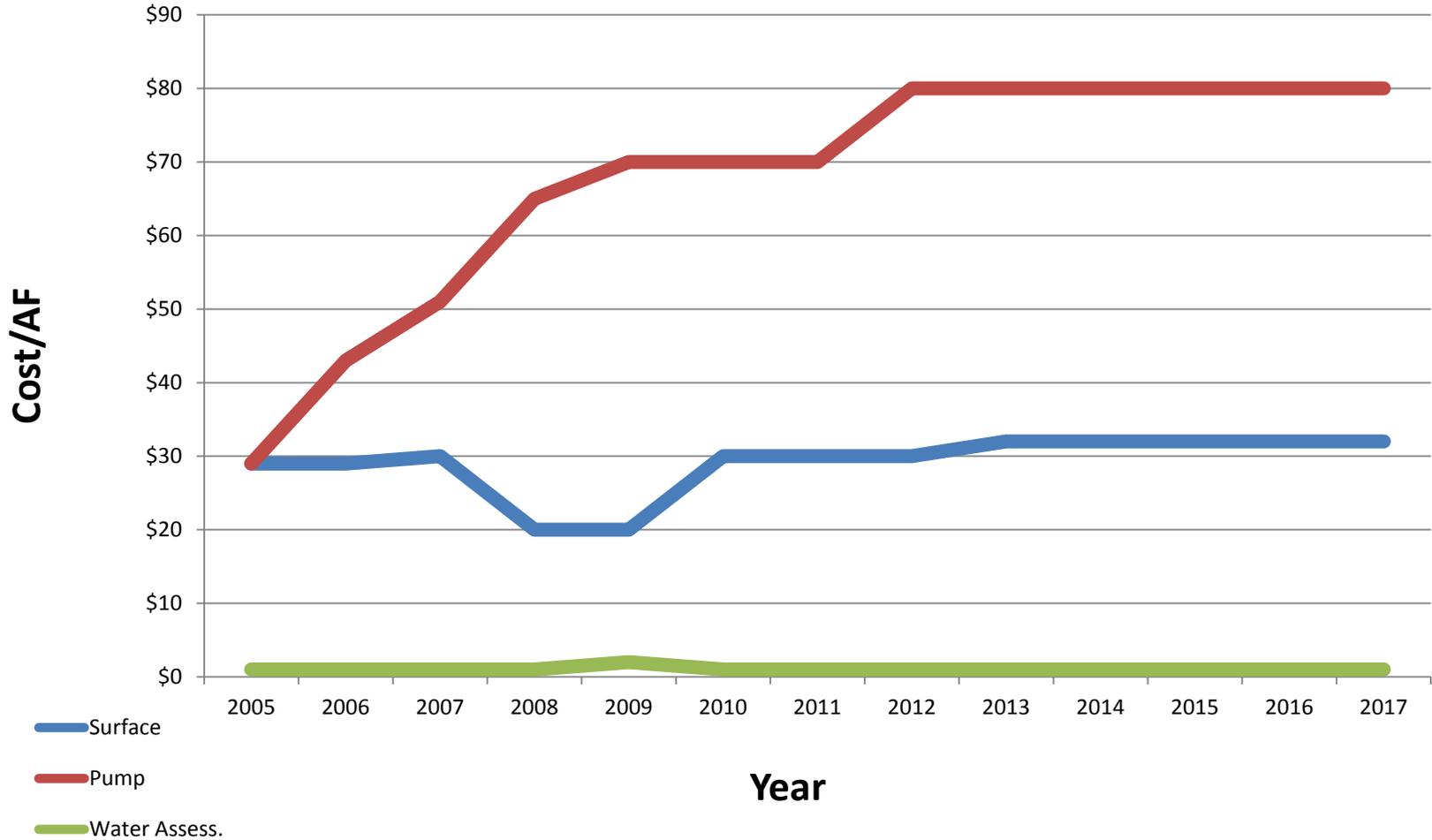
# Tonopah Irrigation District

## Annual Cash Rents



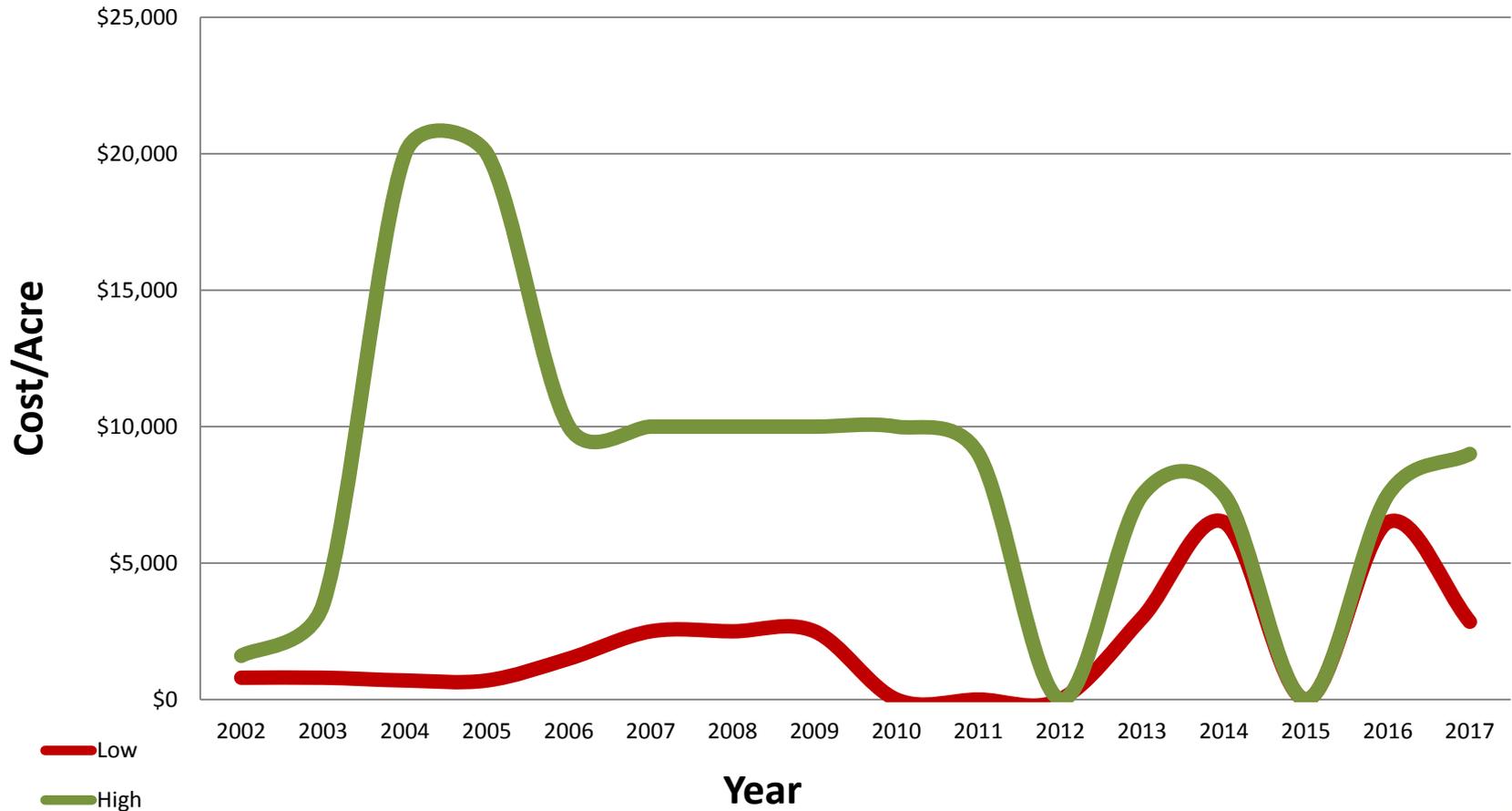
# Tonopah Irrigation District

## Water Cost



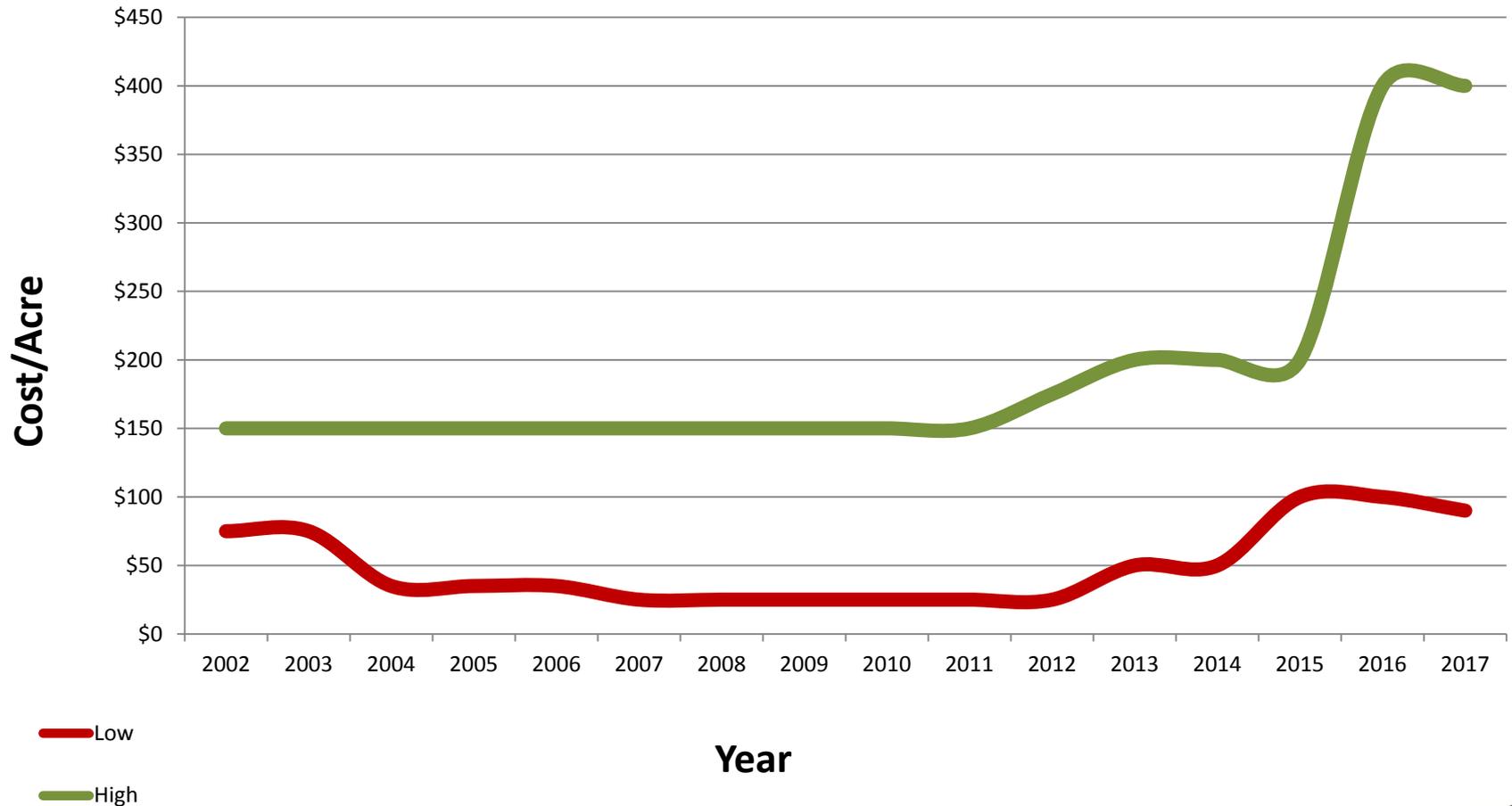
# Desert Pump Farmland (Non-District, rural SW County)

## Sale Price Value/Acre



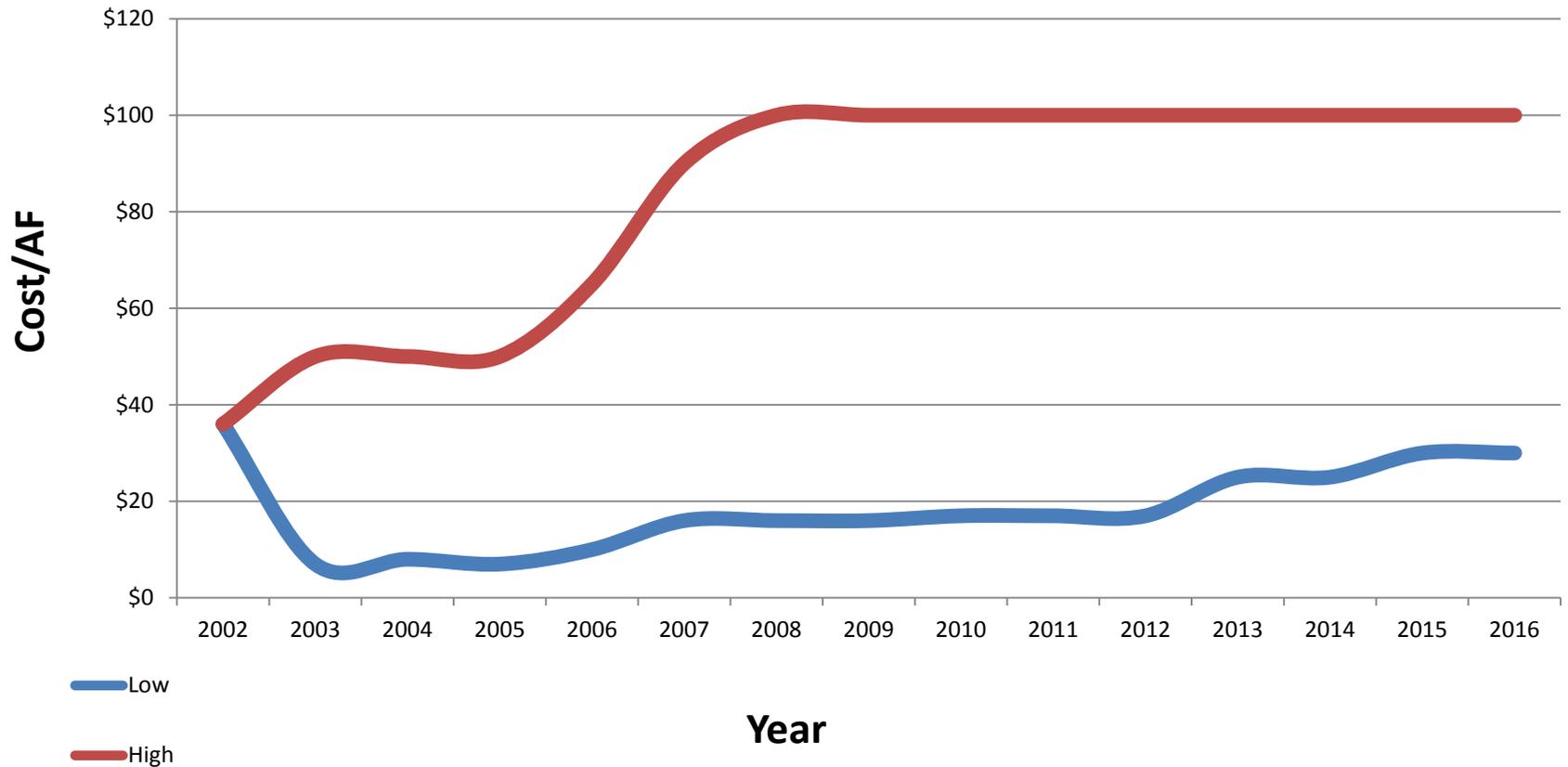
# Desert Pump Farmland (Non-District, rural SW County)

## Annual Cash Rents



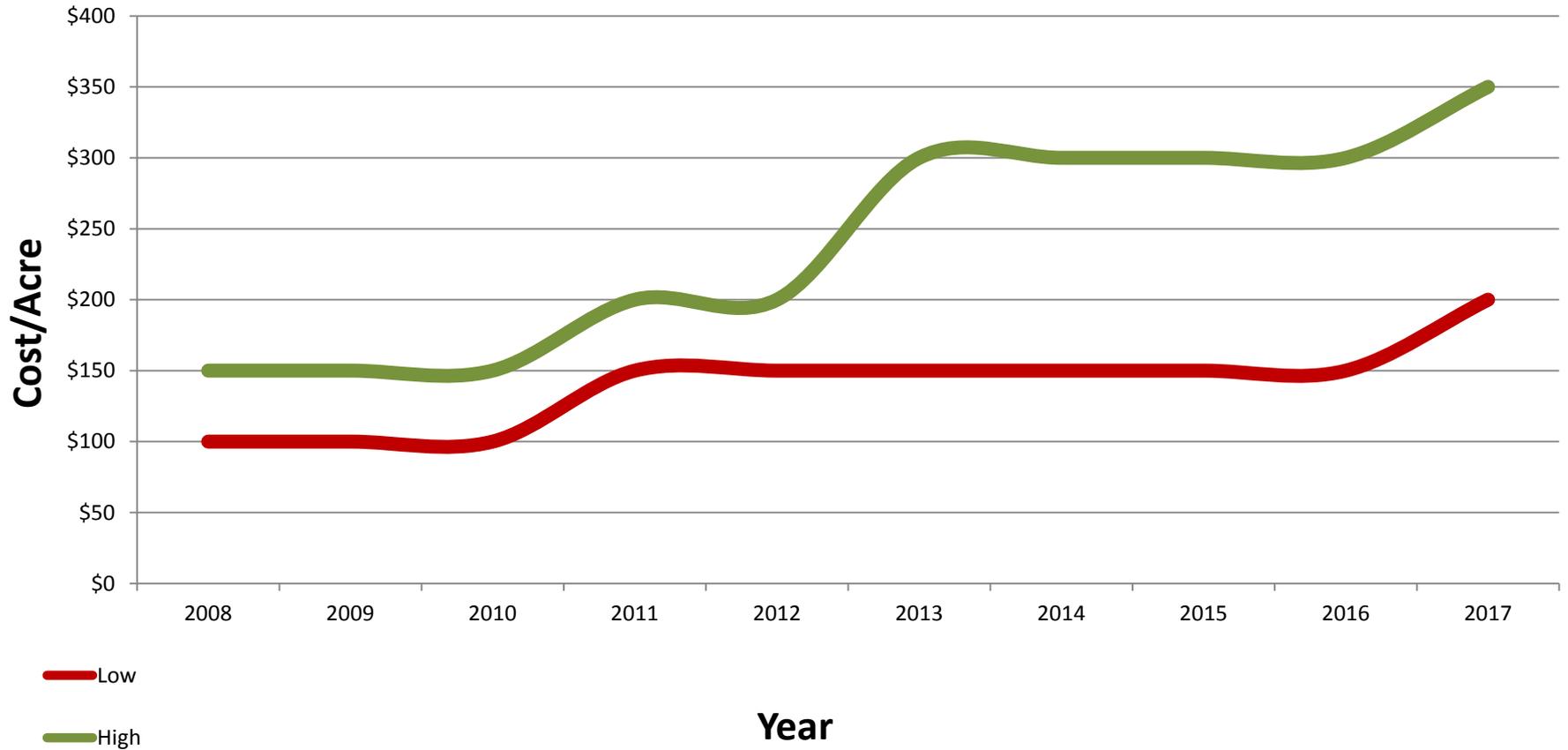
# Desert Pump Farmland (Non-District, rural SW County)

## Water Cost



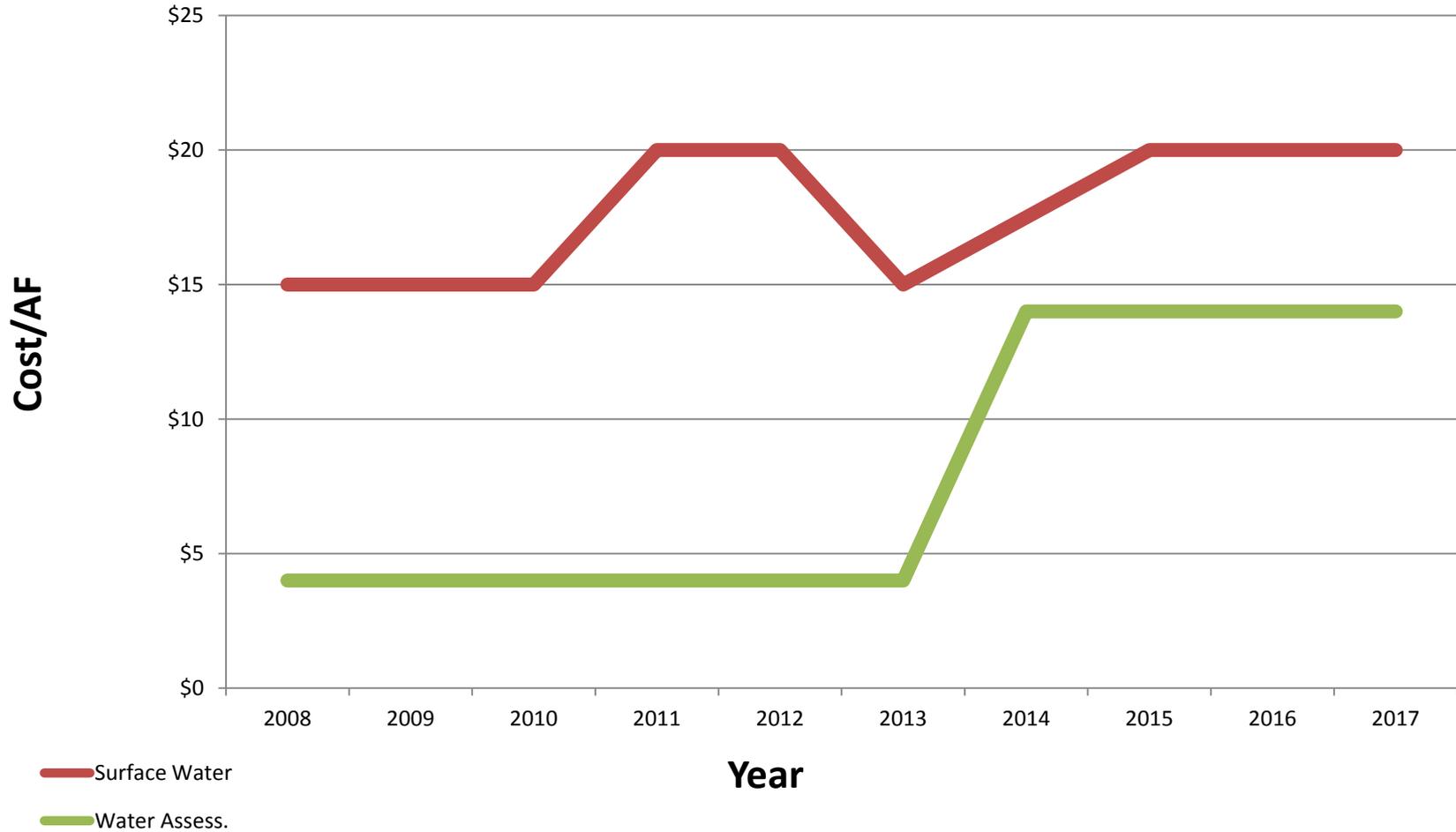
# Arlington Canal Company

## Annual Cash Rents



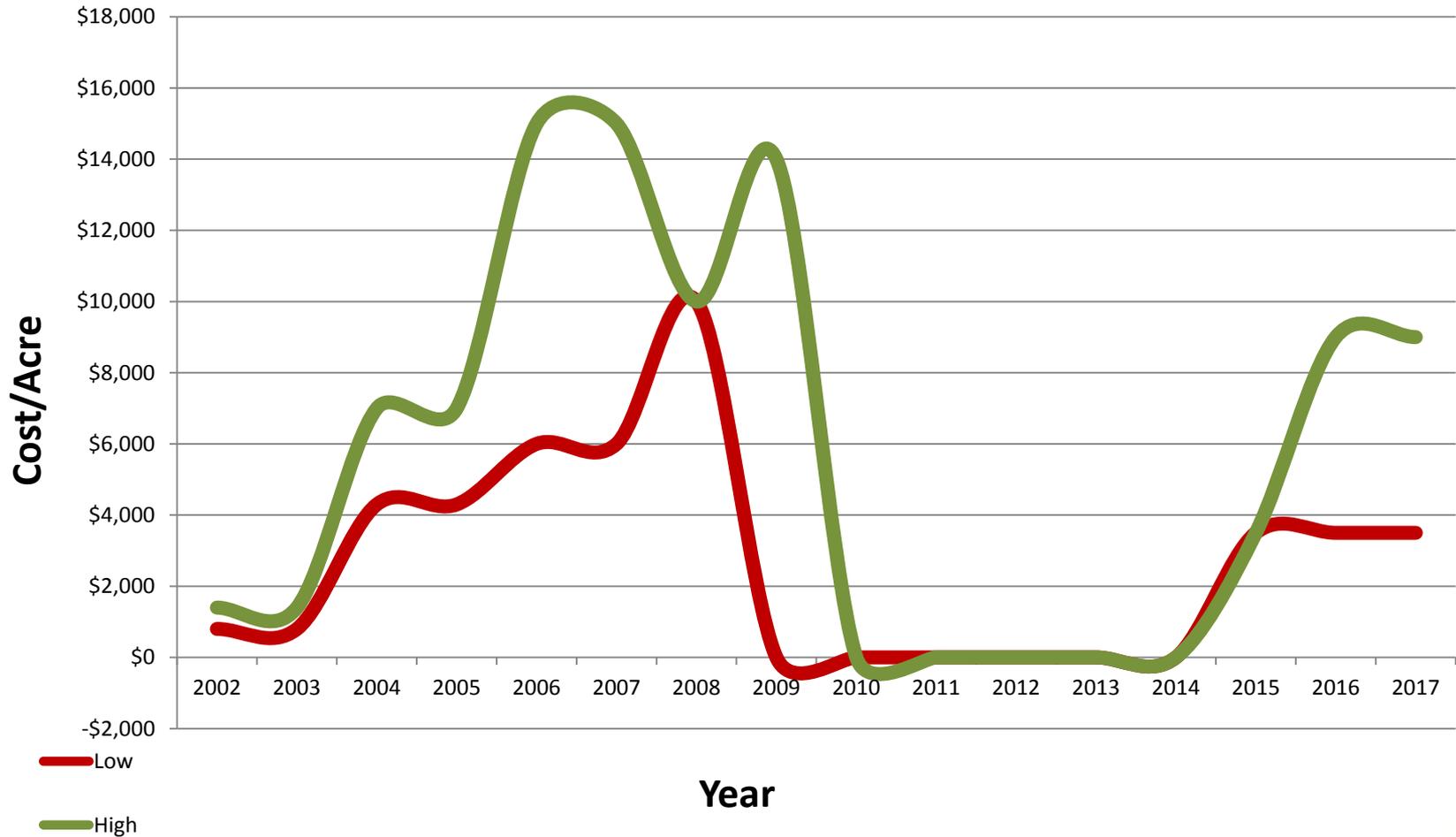
# Arlington Canal Company

## Water Cost



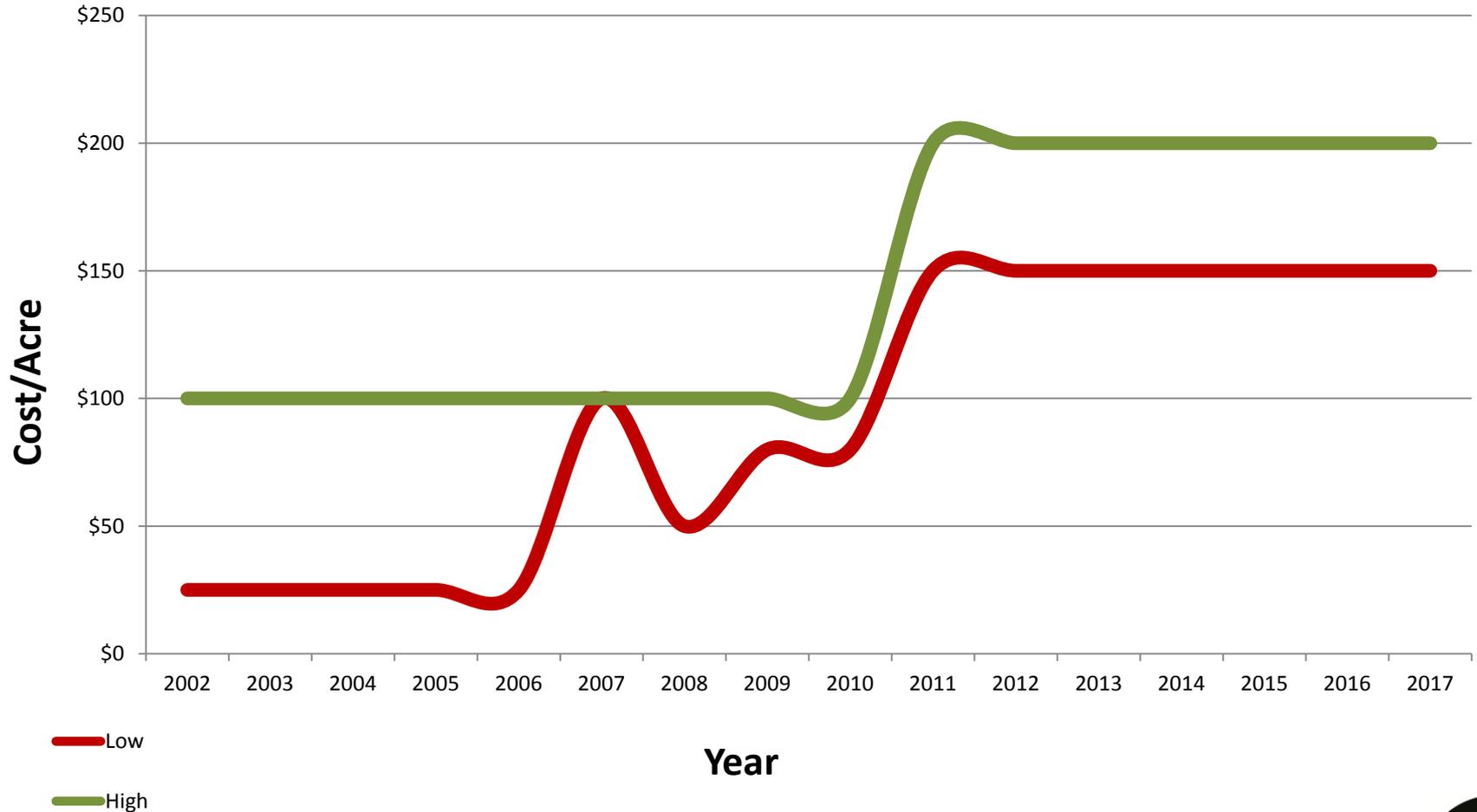
# Paloma Irrigation and Drainage District

## Sale Price Value/Acre



# Paloma Irrigation and Drainage District

## Annual Cash Rents



# Paloma Irrigation and Drainage District

## Water Cost

