



YUMA COUNTY MARKET TRENDS

Bill Moody

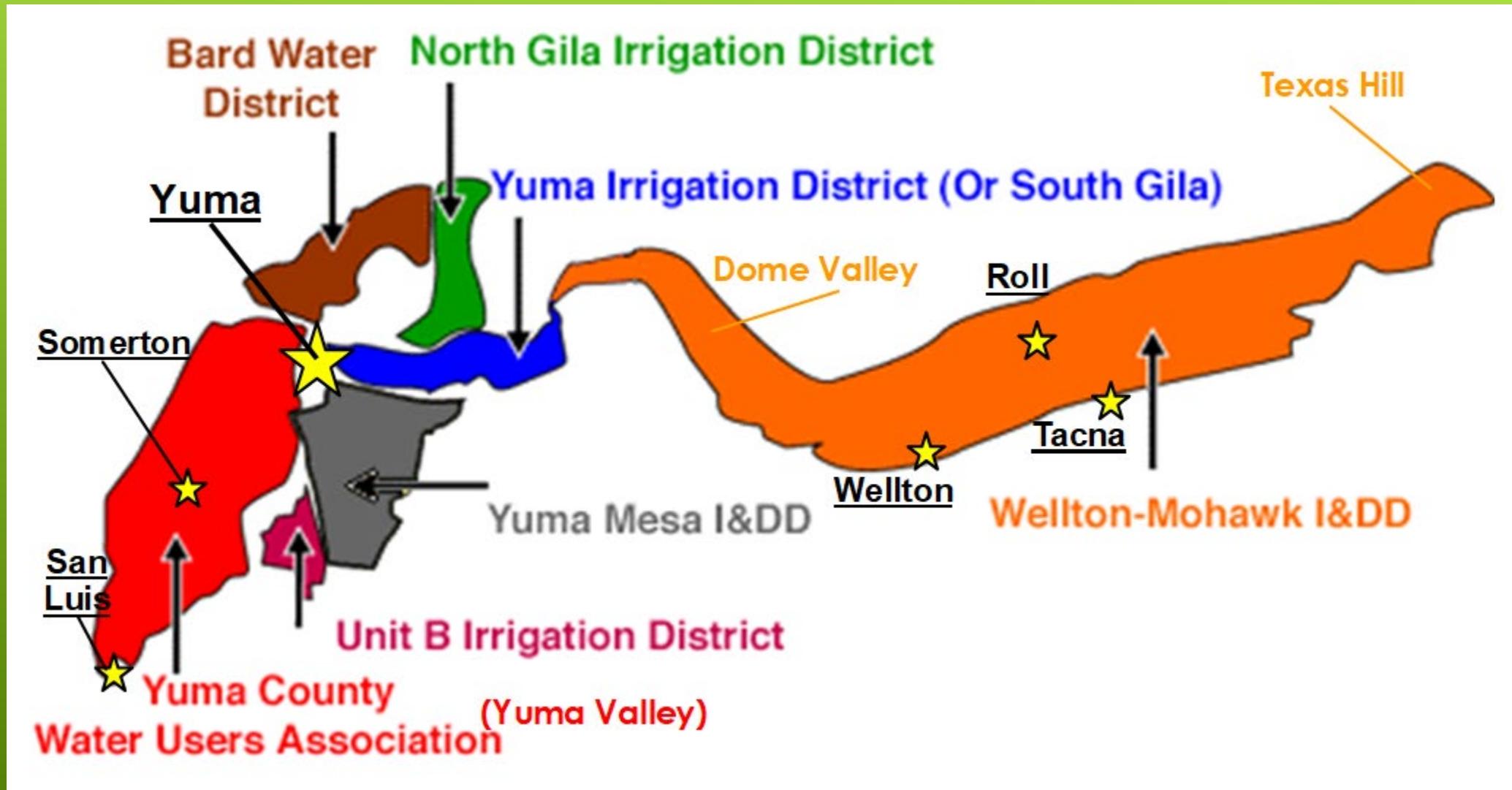
Robert J. Moody Appraisers

YUMA AREA AG 2025 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	2025 Operation & Maintenance Fees
Yuma Project		
Yuma Valley (YCWUA)	50,000	\$162.50 – includes first 5 AF & IID fee
Bard Valley (BWD)	15,000	\$160 – includes first 5 AF & construction repayment
Unit 'B'	3,300	\$178.68 – includes first 10 AF
Gila Project		
North Gila Valley	6,000	\$105 – includes first 5 AF
South Gila Valley (YID)	12,000	\$106 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$172 – includes first 4 AF
Yuma Mesa	19,200	\$125 – includes first 9 AF
Total Acreage	165,500	



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, & beets. Field crops grown in Yuma County include alfalfa, wheat, cotton, grains, and seed crops. Permanent plantings include medjool dates and citrus; mostly lemons.



ECONOMY OF YUMA COUNTY

In 2024 USBR implemented a program to compensate lower basin water users who voluntarily conserve water which will help maintain water levels in lower basin reservoirs. Yuma Mesa Irrigation & Drainage District is the only district in the Yuma area actively involved in a water conservation program. Market participants are negotiating a long-term plan that would be implemented beginning in the 2027 water year.



Despite challenges to growers in the past seven years related to E. coli, Covid, and the western drought, the market for farmland remains stable. There were few sales in the past year due to high interest rates and concerns over potential for change in Reclamation water policy that might decrease water allotments to area farmers after 2026. There are also few listings of produce ground.

Purchases in 2024 were made by operators. Investors are not active in the market. There is appreciation in rent rates for farmland for winter vegetables, suggesting demand for farmland is good for the short-term future.

2024 YEAR IN REVIEW





Much of the range reflects the value of farmland suitable for winter vegetables. Variation in price paid by location is due in part to distance from cooling/packing facilities and the farm labor pool. Farmland in the Gila Valley and in the upper portion of Yuma Valley bring a premium in price paid and rent rate, 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, and this sub area has seen an increase in acres planted to leafy green vegetables.

2024 YEAR IN REVIEW

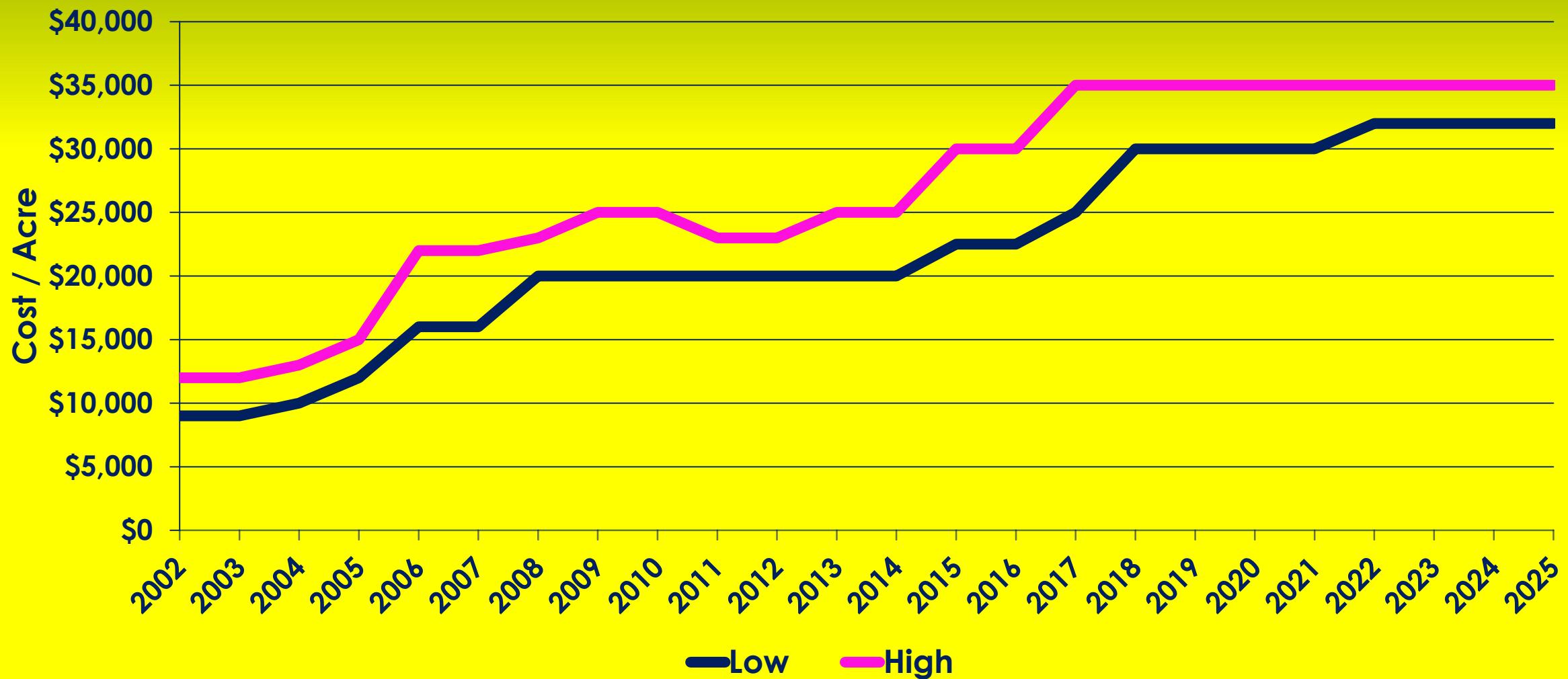
IRRIGATED FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$40,000 - \$45,500	Limited / Upward	\$925 - \$1,050	Active / Upward
Lower Yuma Valley	\$37,000 - \$43,000	Limited / Upward	\$850 - \$1000	Active / Upward
North & South Gila Valleys	\$38,000 - \$45,000	Limited / Stable	\$975 - \$1,150	Active / Upward
Yuma Mesa Districts				
Farmland	\$23,500 - \$28,000	Active / Upward	\$150 - \$250	Limited / Stable
Lemons	\$25,000 - \$30,000	Limited / Stable		
Wellton-Mohawk ID				
Dome Valley	\$29,000 - \$38,000	Limited / Stable	\$800 - \$950	Active / Upward
Wellton Area	\$21,000 - \$30,000	Limited / Stable	\$550 - \$900	Active / Upward
Roll Area	\$17,500 - \$20,500	Limited / Stable	\$500 - \$750	Active / Upward
Texas Hill	\$15,000 - \$18,500	Limited / Stable	\$500 - \$700	Active / Upward
Wellton Mesa	\$12,000 - \$15,000	Limited / Stable	\$250 - \$350	Limited / Stable
Bard Valley, CA				
Farmland	\$32,000 - \$35,500	Limited / Stable	\$850 - \$950	Active / Upward
Medjool Dates	\$40,000 - \$60,000	Limited / Lower	\$0.20/lb. m/l	Limited / Stable



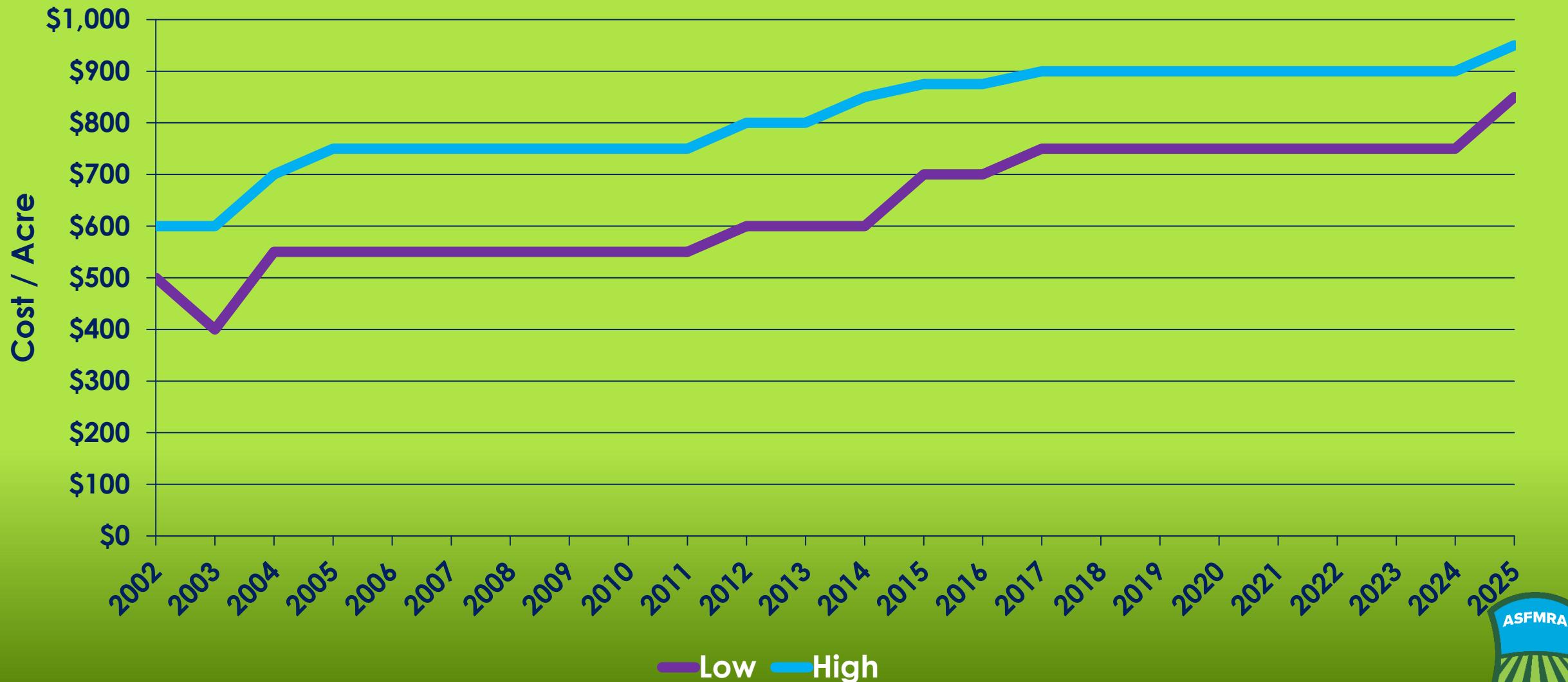
BARD VALLEY, CA – IRRIGATED FARMLAND

Sale Price/Acre



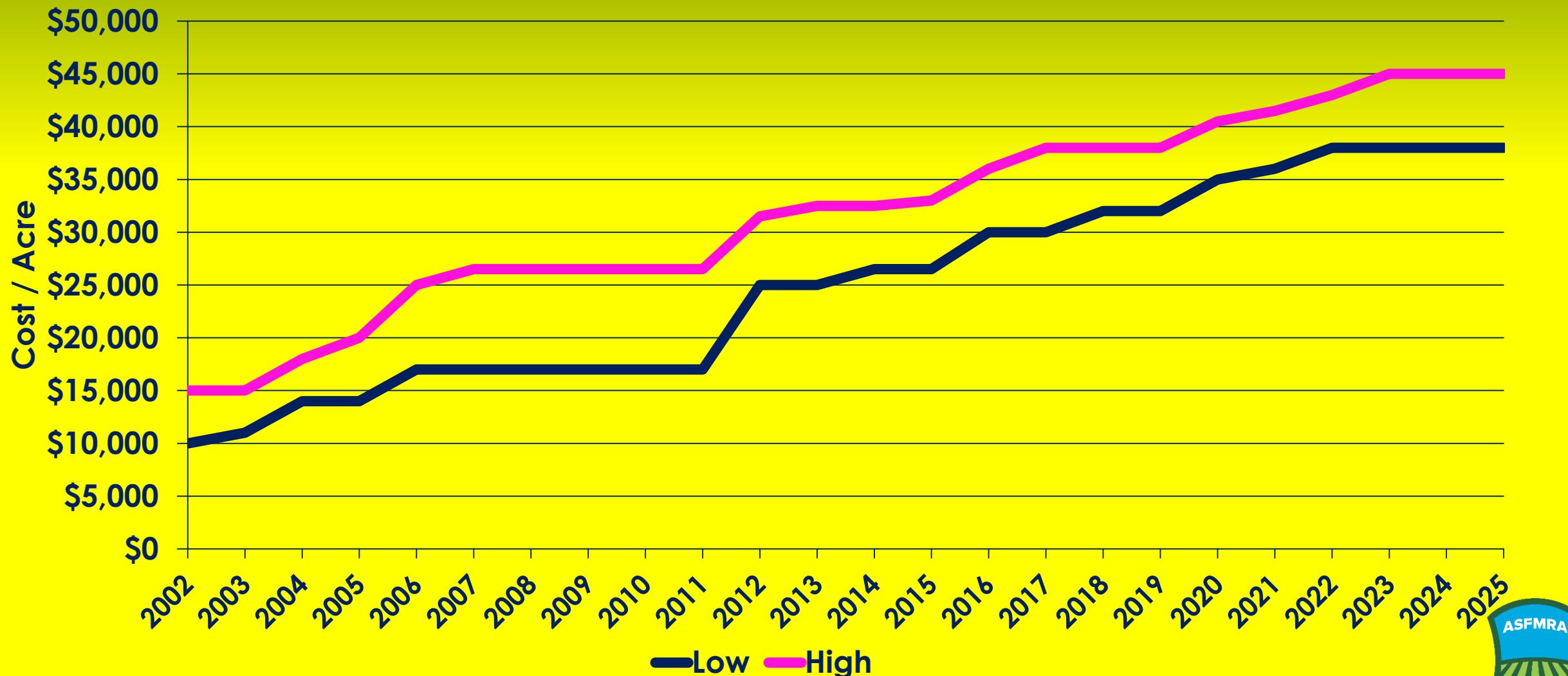
BARD VALLEY, CA – IRRIGATED FARMLAND

Annual Cash Rents



NORTH AND SOUTH GILA VALLEYS

Sale Price/Acre



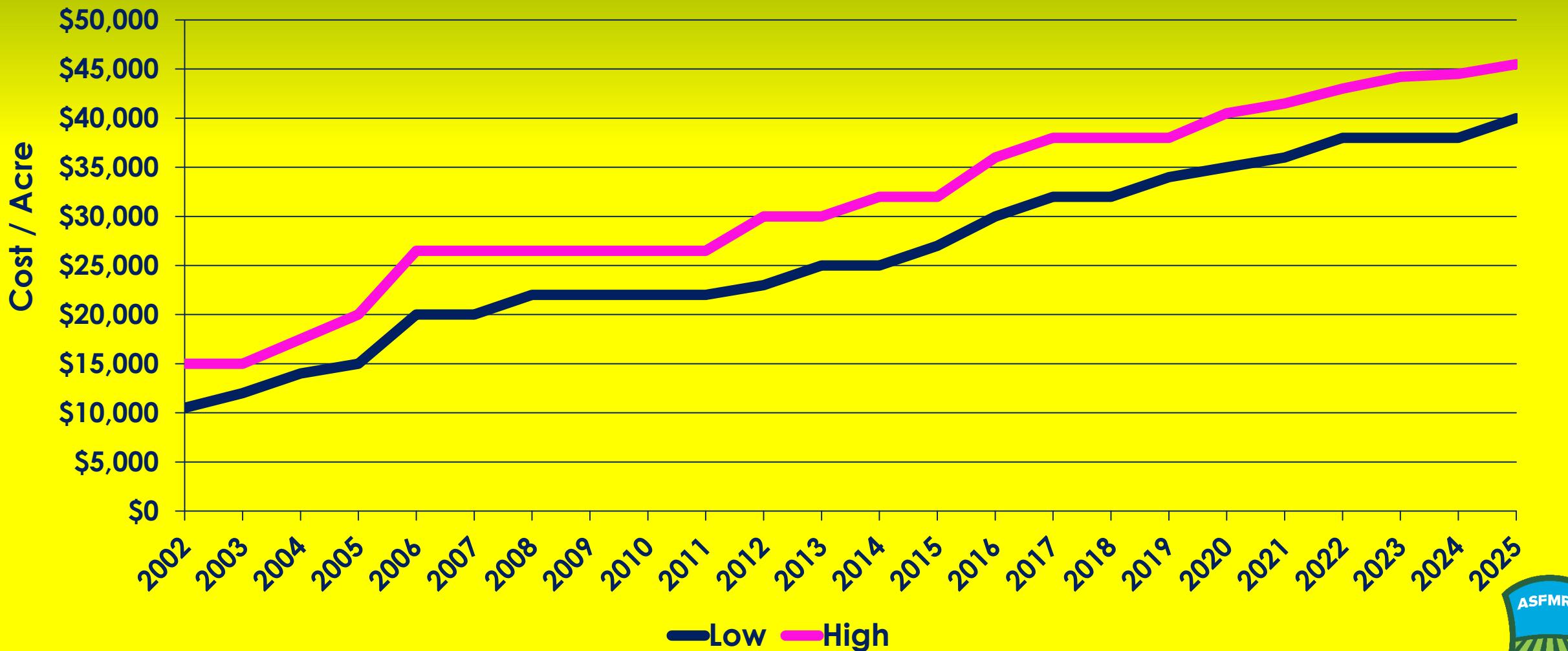
NORTH AND SOUTH GILA VALLEYS

Annual Cash Rents



UPPER YUMA VALLEY

Sale Price/Acre



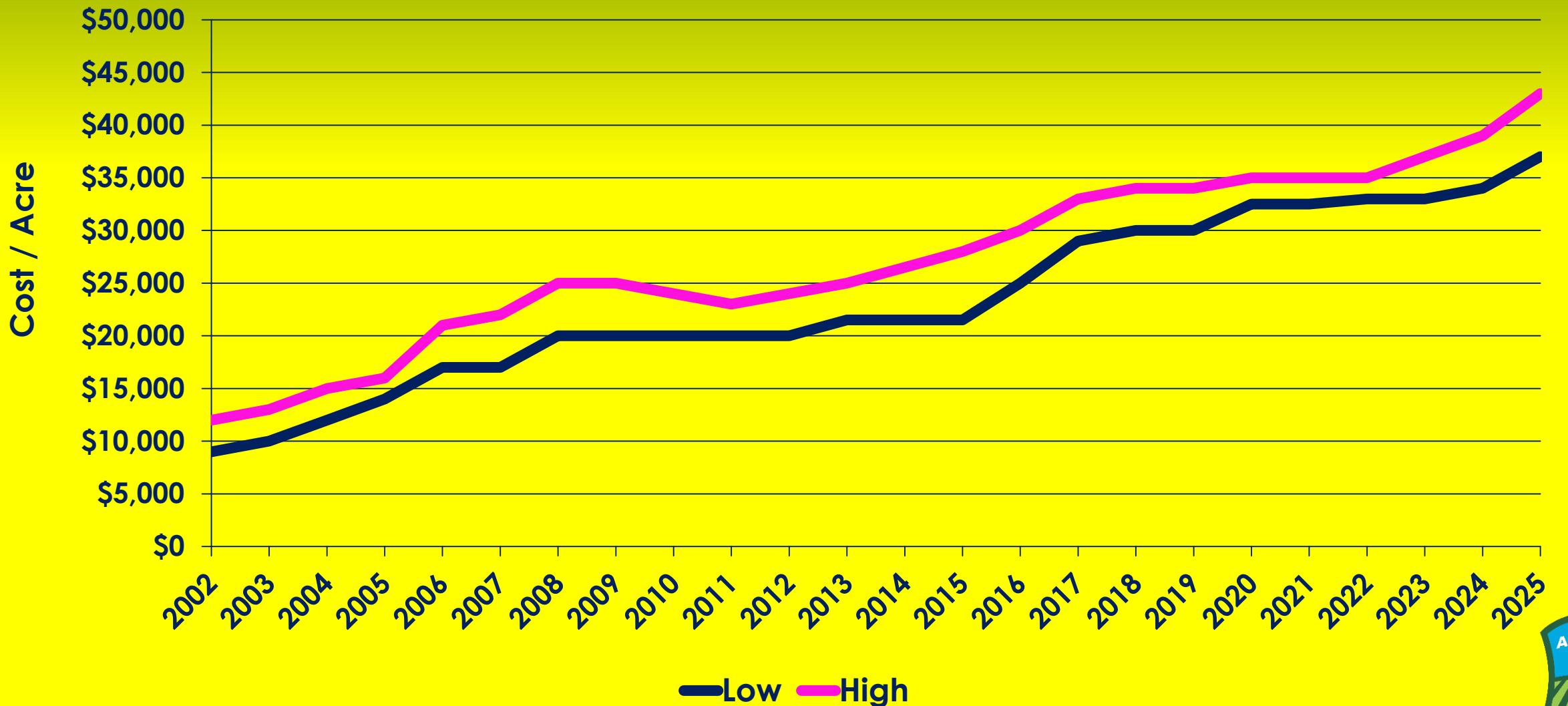
UPPER YUMA VALLEY

Annual Cash Rents



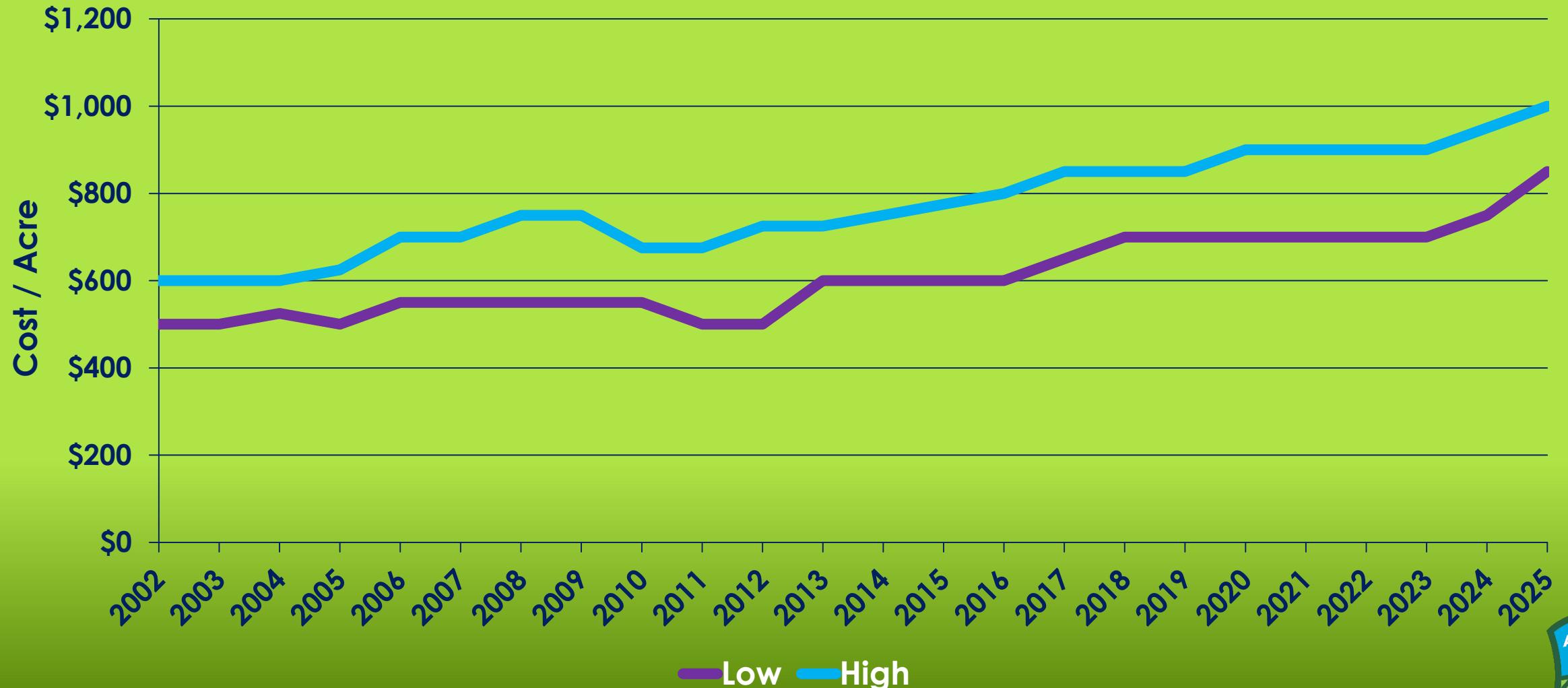
LOWER YUMA VALLEY

Sale Price/Acre



LOWER YUMA VALLEY

Annual Cash Rents



YUMA MESA DISTRICTS

Sale Price/Acre



YUMA MESA DISTRICTS

Annual Cash Rents



DOME VALLEY

Sale Price/Acre



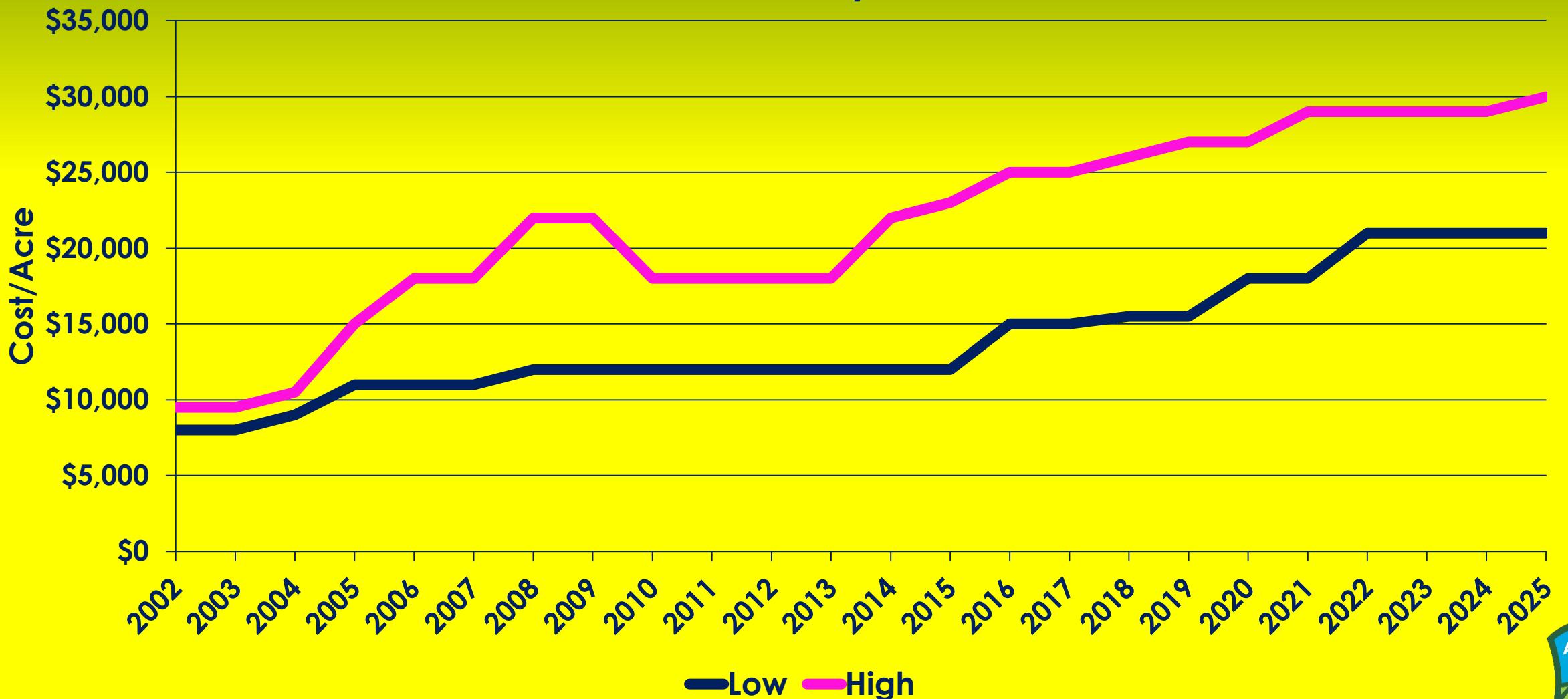
DOME VALLEY

Annual Cash Rents



WELLTON AREA

Sale Price/Acre



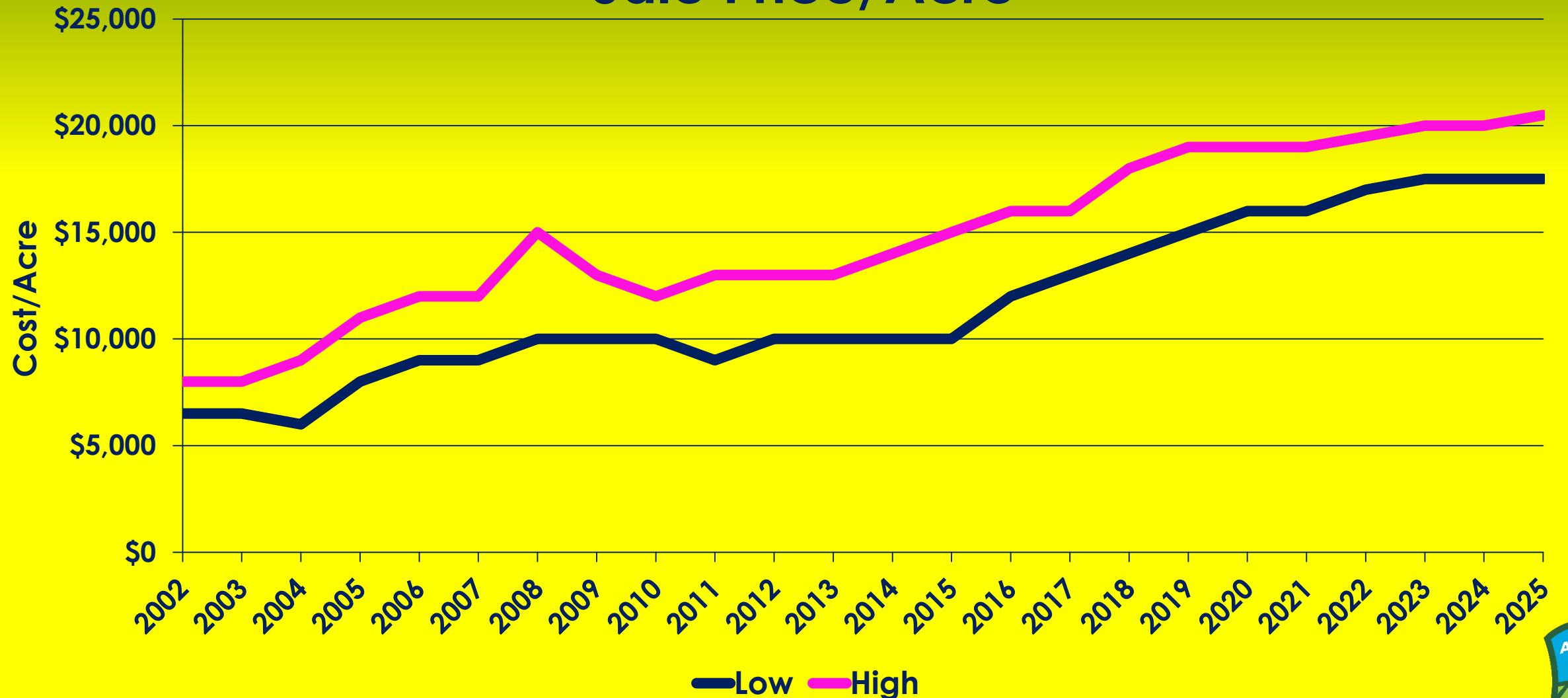
WELLTON AREA

Annual Cash Rents



ROLL AREA

Sale Price/Acre



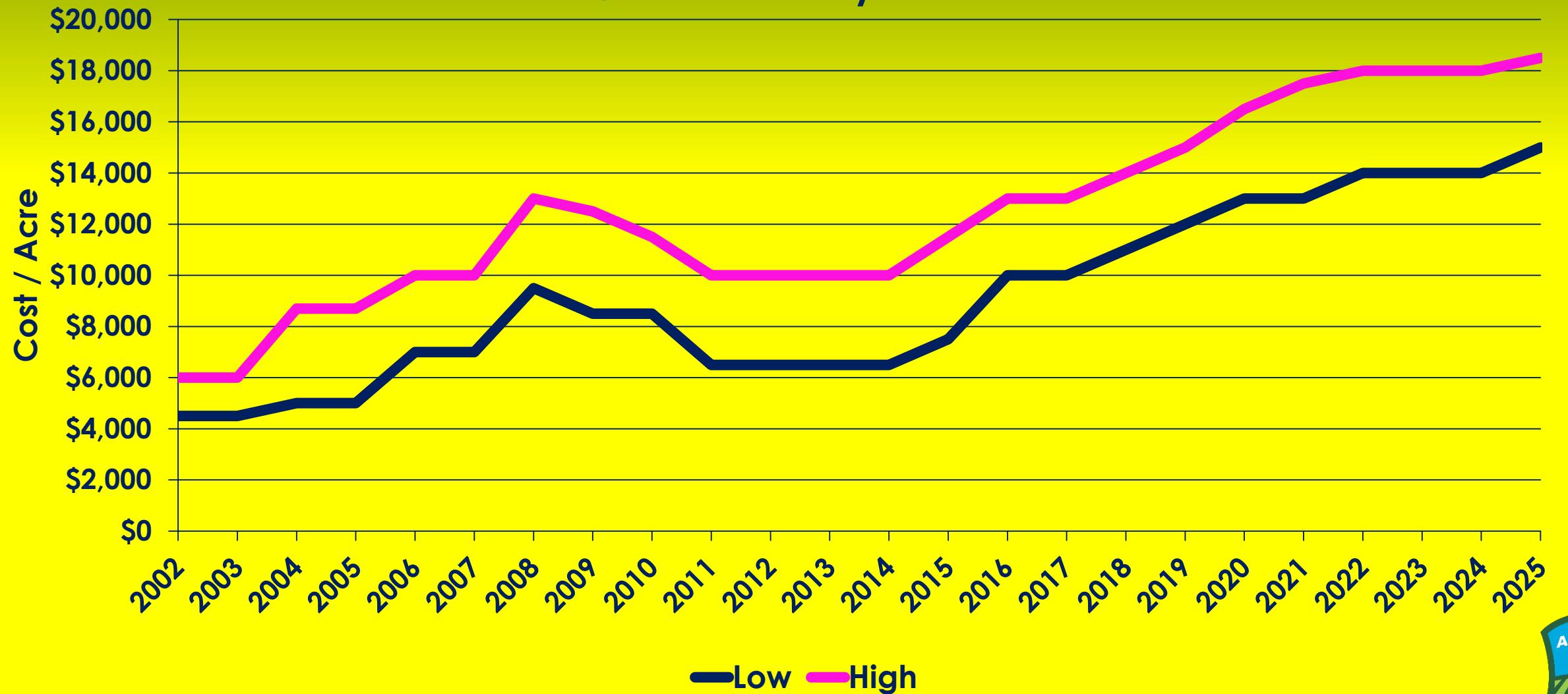
ROLL AREA

Annual Cash Rents



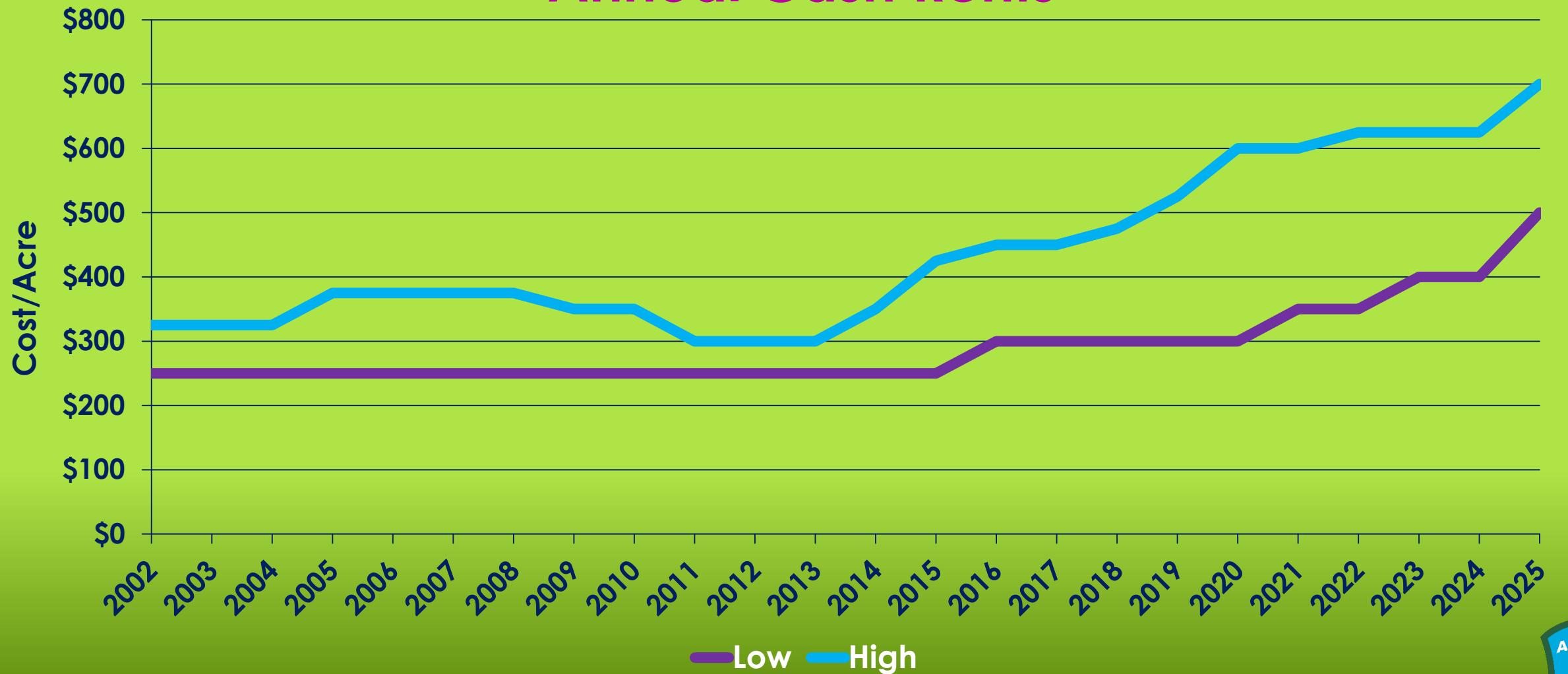
TEXAS HILL

Sale Price/Acre



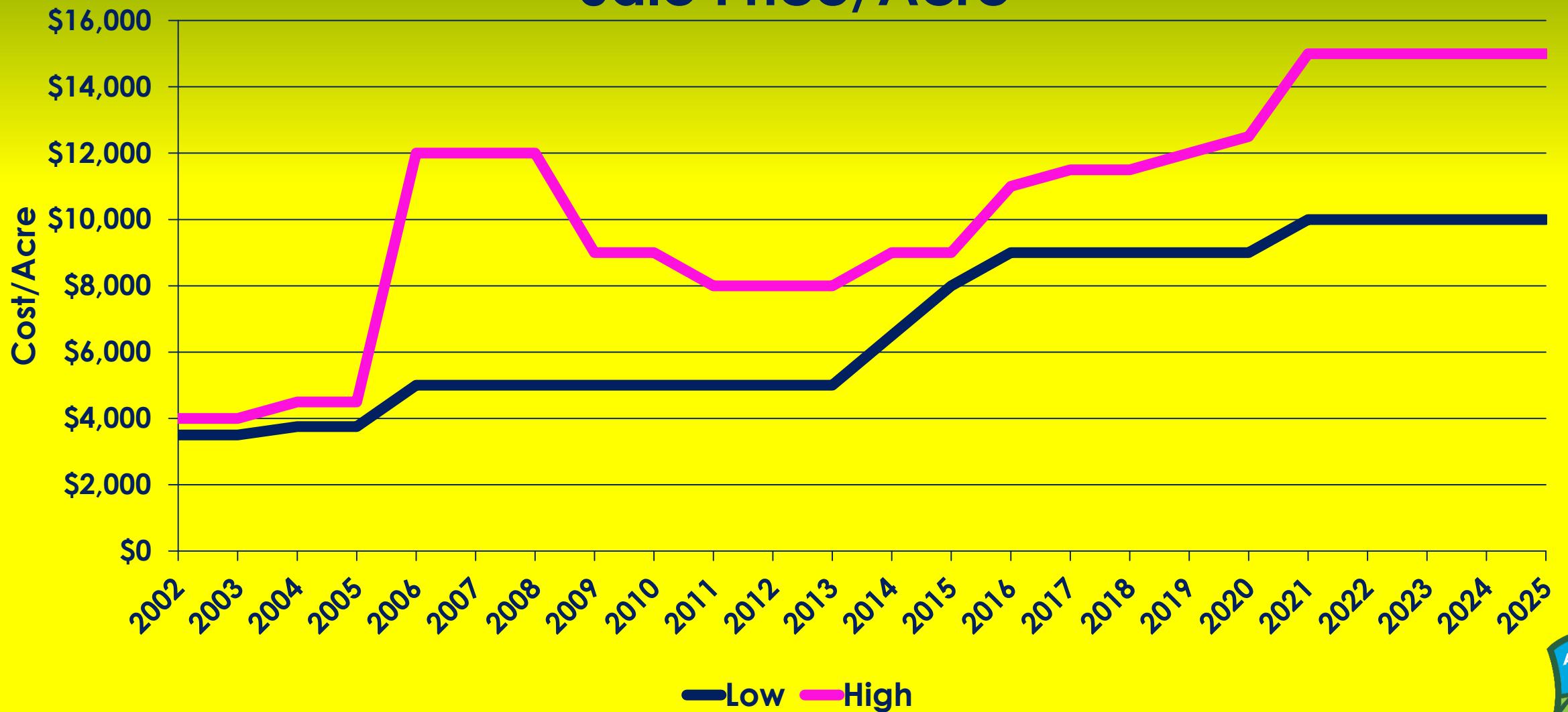
TEXAS HILL

Annual Cash Rents



WELLTON MESA

Sale Price/Acre



WELLTON MESA

Annual Cash Rents

