

## 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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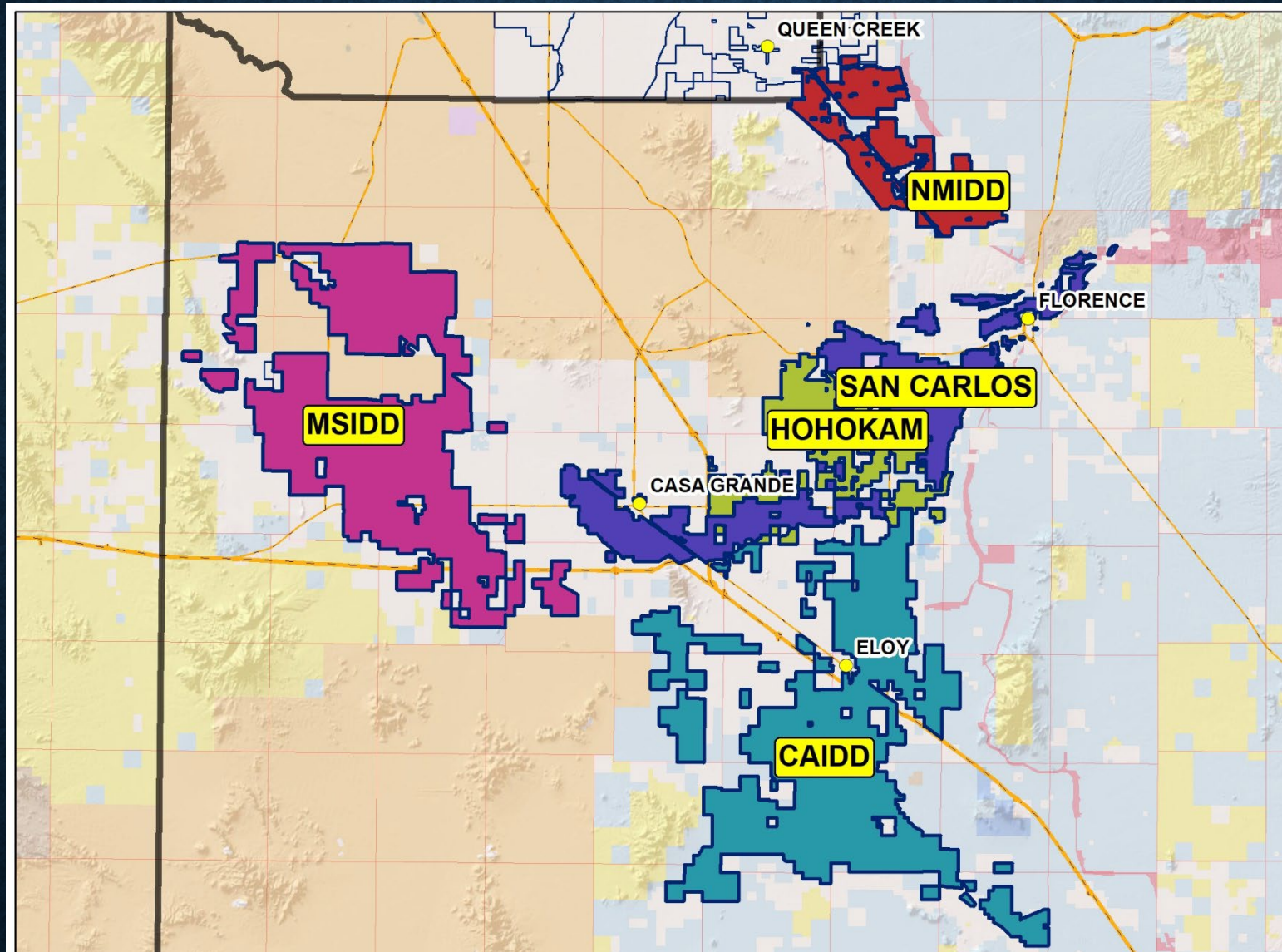
## ASFMRA AG. FORUM

### 2024 Market Survey Pinal County

Steven D. Pendleton  
Southwestern Ag. Services



# Pinal County



# Irrigation Districts

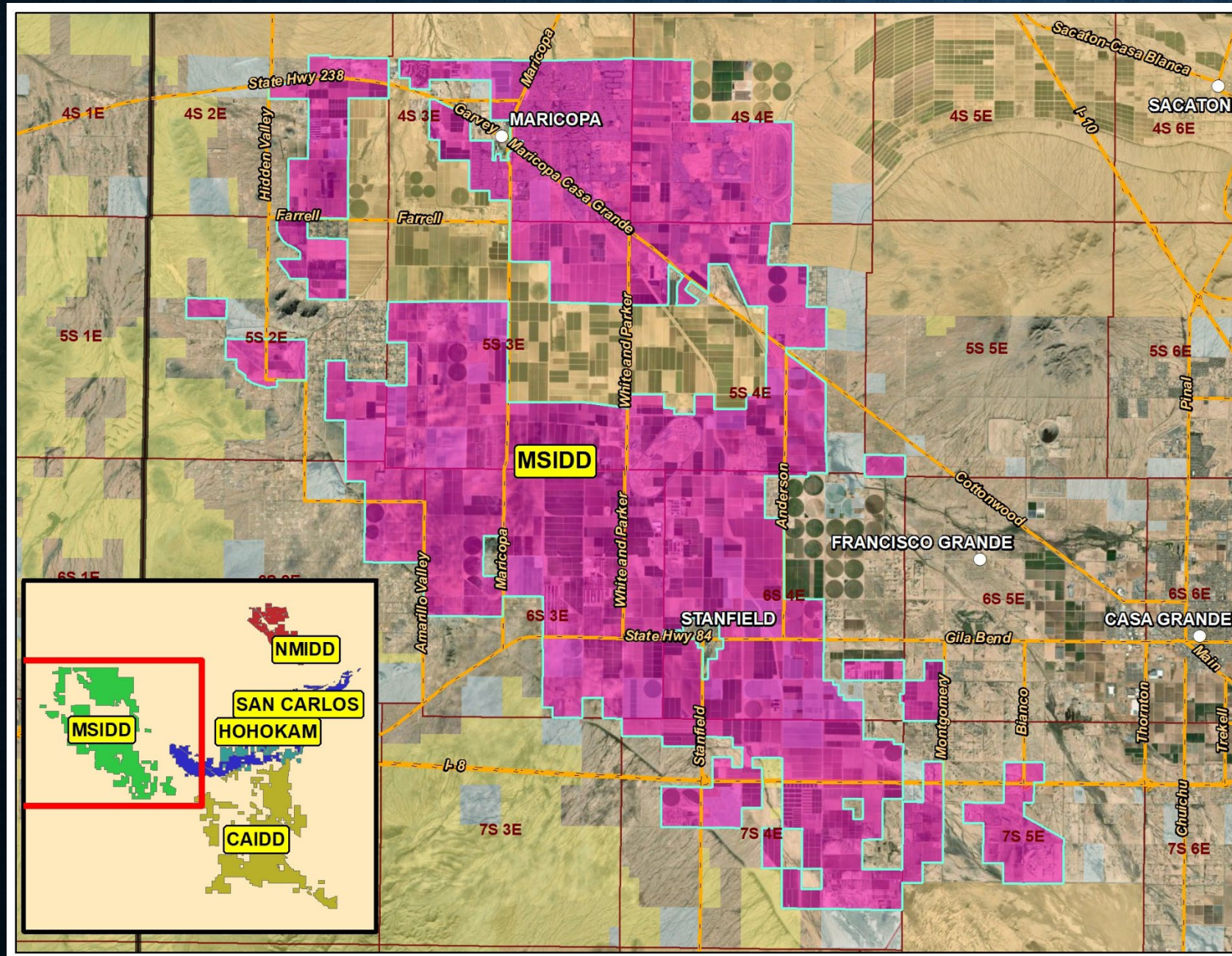
- Maricopa Stanfield Irrigation and Drainage District - MSIDD
- New Magma Irrigation and Drainage District - NMIDD
- Central AZ Irrigation and Drainage District - CAIDD
- Hohokam Irrigation District - HOHOKAM
- San Carlos Irrigation and Drainage District - SAN CARLOS



# Maricopa Stanfield Irrigation and Drainage District

## Market Survey

- Farmland and Speculative Price Range 9k-35k 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.

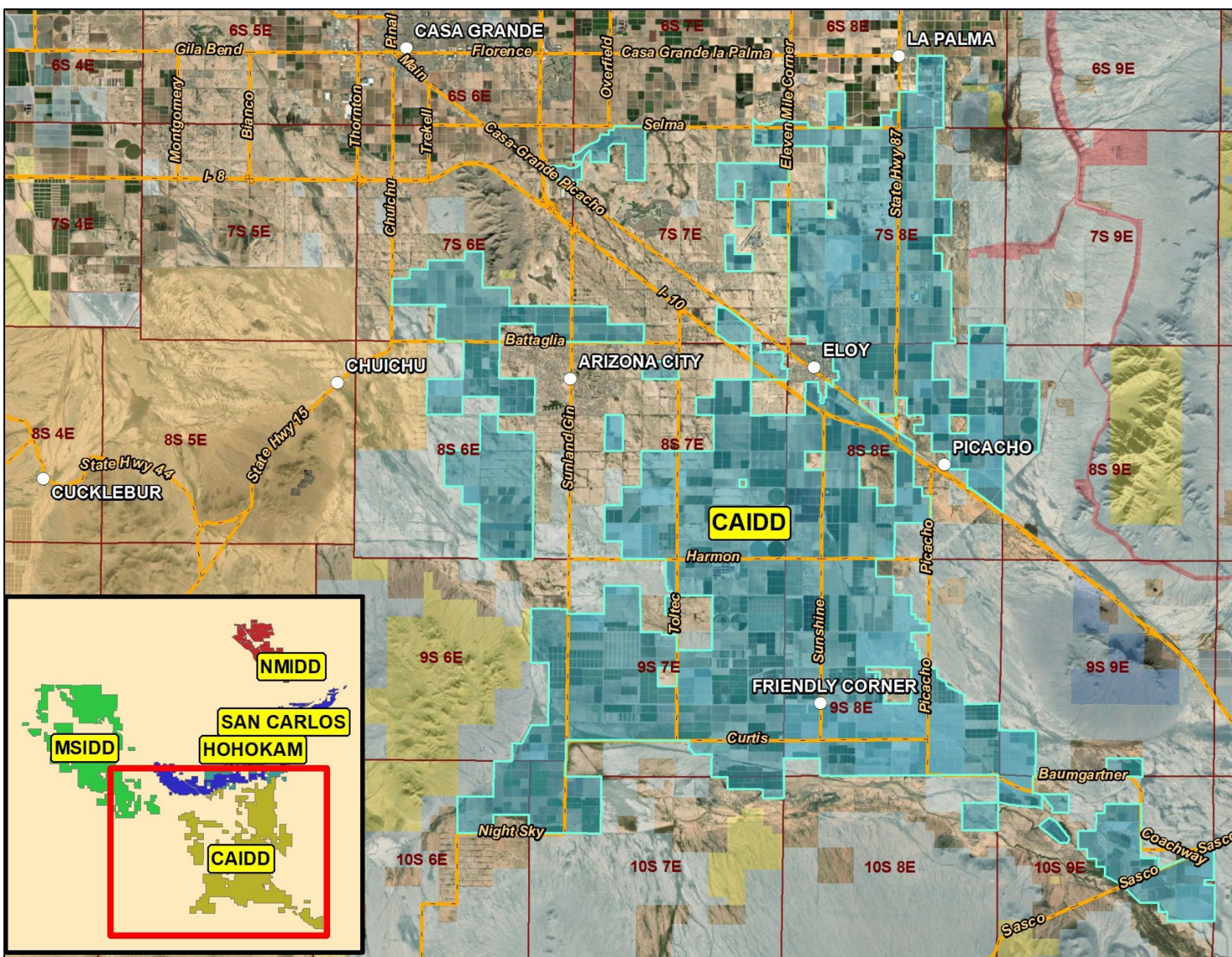




# Central Arizona Irrigation and Drainage District

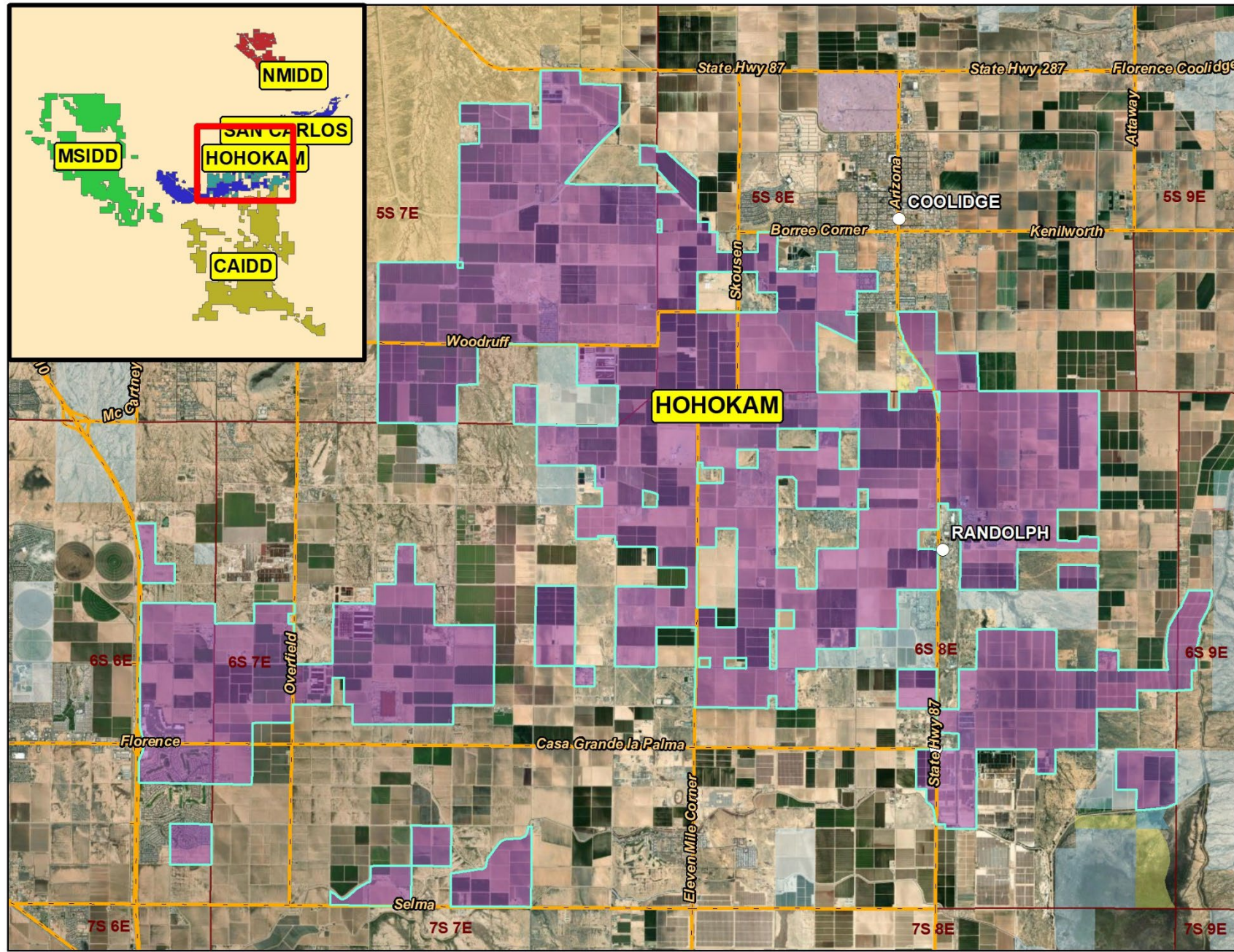
## Market Survey

- Farmland and Speculative Price Range 6k-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

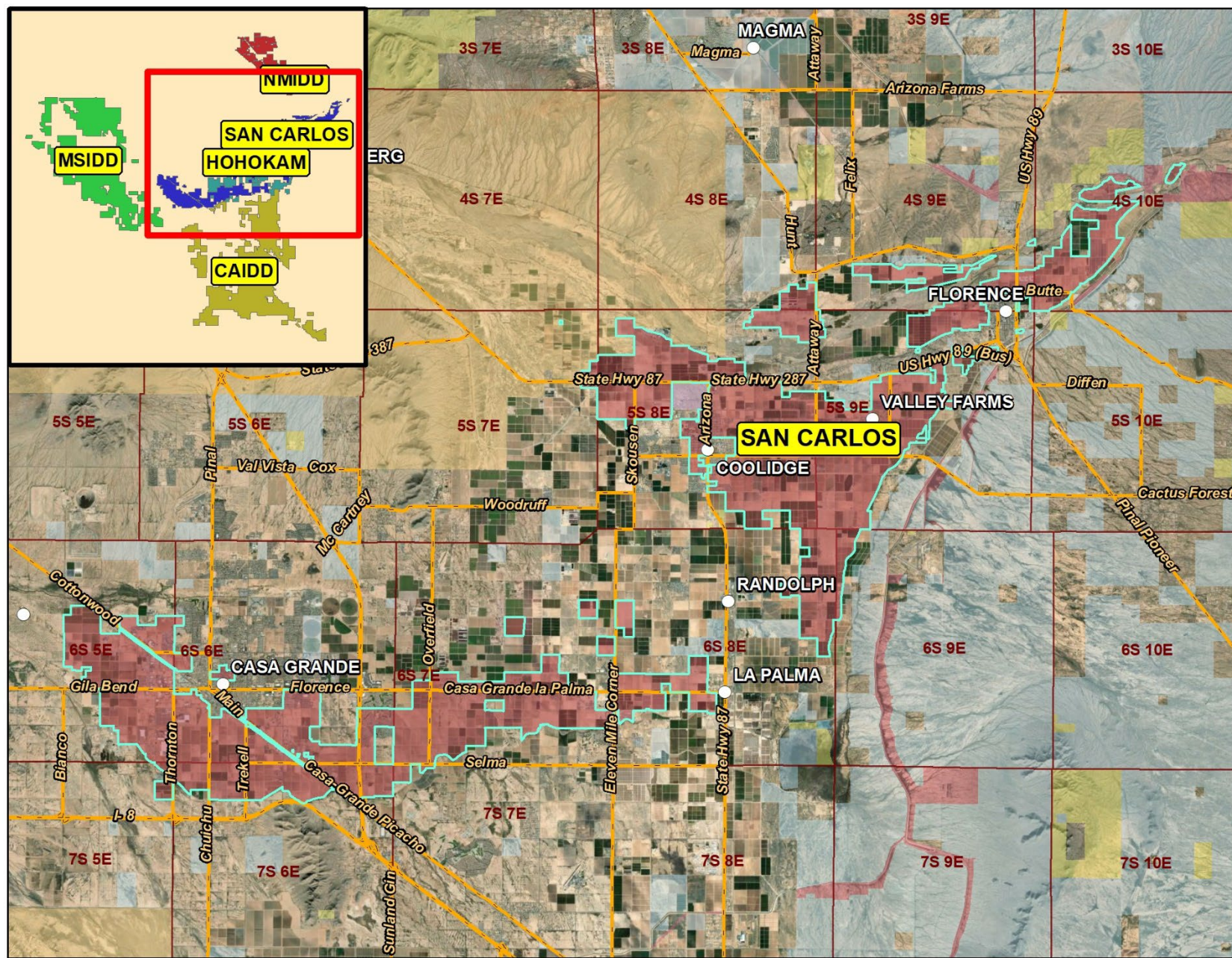


## Market Survey

- Farmland and Speculative Price Range 15k-40k Acre.
- Development Land 25k+ Acre
- Rental Rates in \$150-\$200 Acre Range
- District Assessment \$32 Acre
- Water Cost is \$97 Acre including Assessment and .162 Ac. Ft.
- Very Limited Water Availability estimated at .65 Ac. Ft. per acre.
- Many Farms have Supplemental Wells



# San Carlos Irrigation and Drainage District (SCIDD)

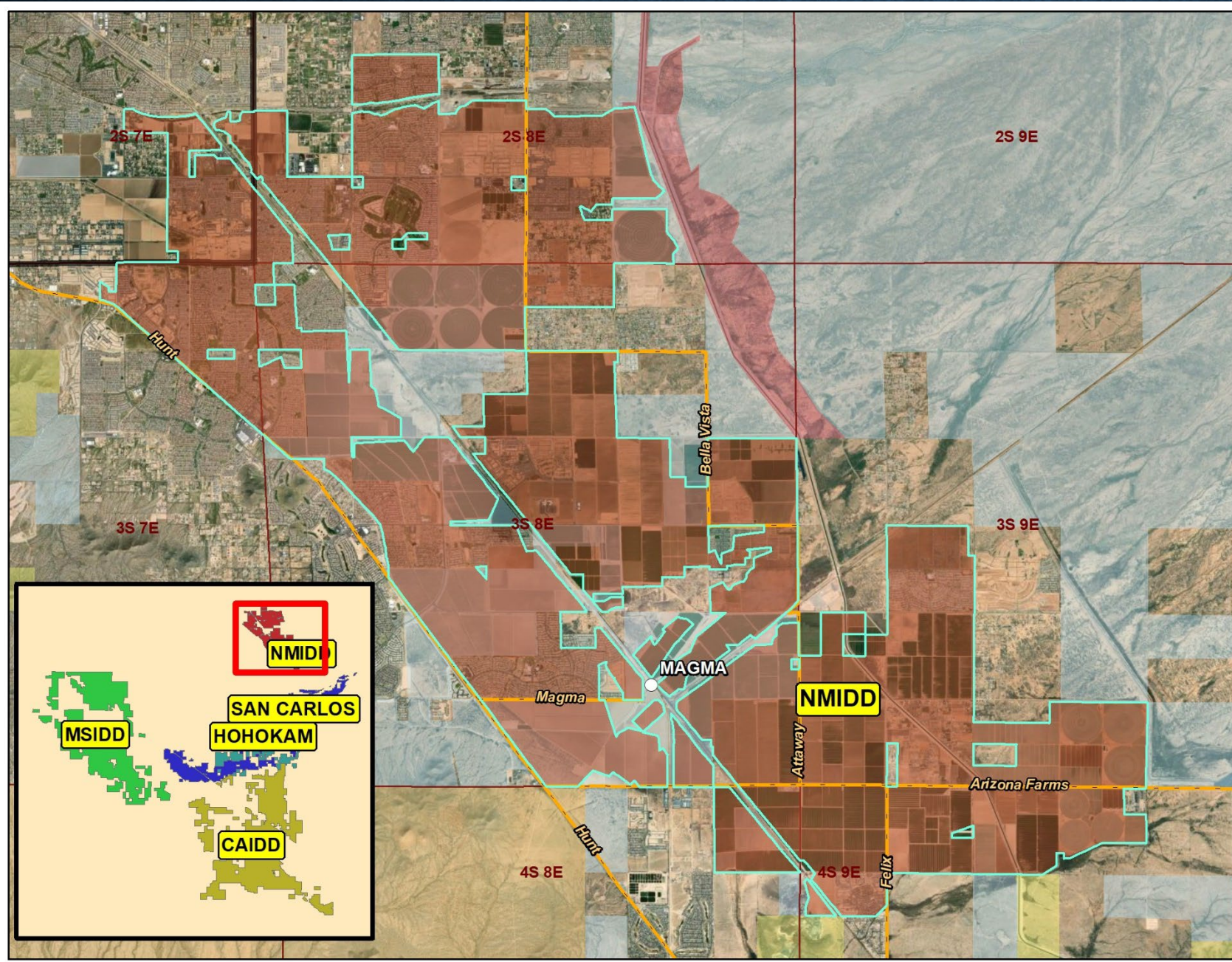


## Market Survey

- Farmland and Speculative Price Range 10k-50k Acre.
- Development Land 100k+ Acre
- Rental Rates in \$50-\$200 Acre Range
- District Assessment \$80 Acre
- Approximately .68 Ac. Ft. per acre is included with the Assessment.
- Very Limited Water Availability estimated at .68 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 65k-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
- Solar Projects
- Commodity Price Volatility
- Development Activity
- Speculative Investment
- Federal Crop Insurance Programs
- Interest Rates and Inflation



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