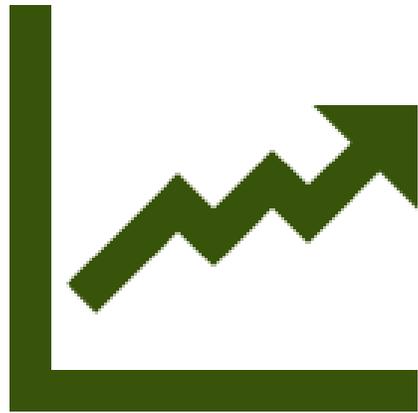


YUMA COUNTY MARKET TRENDS



Bill Moody

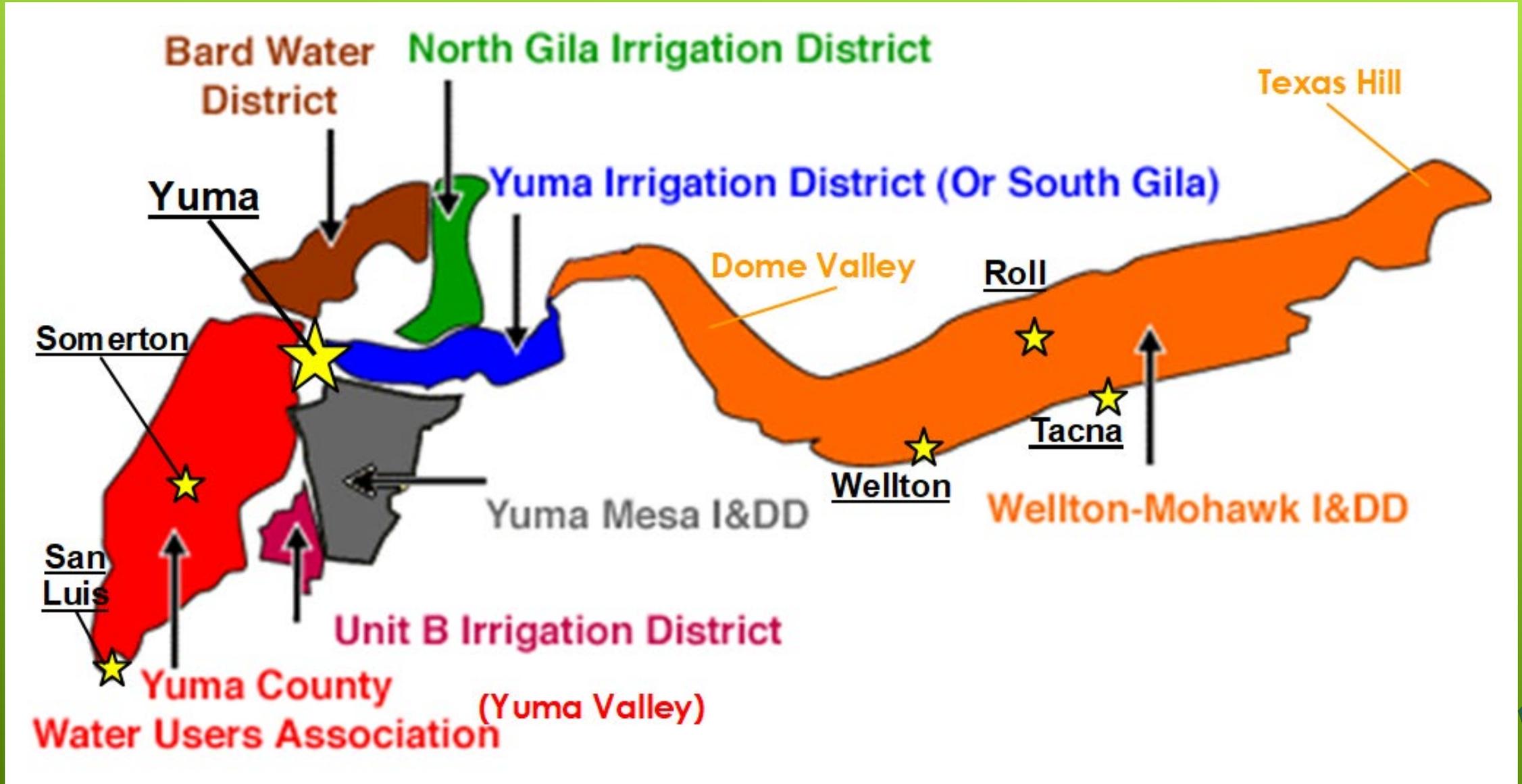
Robert J. Moody Appraisers

YUMA AREA AG 2026 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	2026 Operation & Maintenance Fees
<i>Yuma Project</i>		
Yuma Valley (YCWUA)	50,000	\$164.50 – 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
<i>Gila Project</i>		
North Gila Valley	6,000	\$110 – includes first 5 AF
South Gila Valley (YID)	12,000	\$111 – includes first 5 AF & IID fee
Wellton Mohawk	60,000	\$172 – includes first 4 AF
Yuma Mesa	15,000	\$125 – includes first 9 AF
Total Acreage	161,300	



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 & hay products, wheat, cotton, grains, and seed crops. Permanent plantings include medjool dates and citrus; mostly lemons.



ECONOMY OF YUMA COUNTY

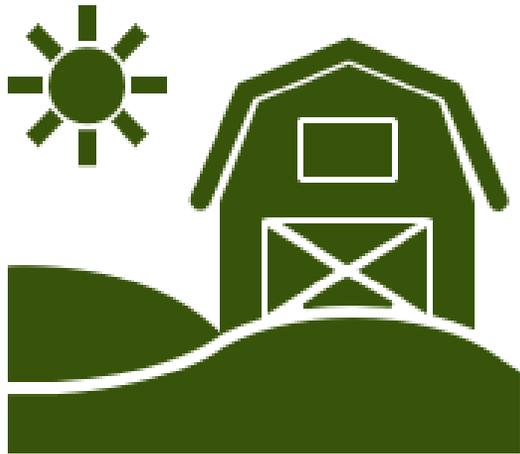
The western drought continues and Reclamation has told all Colorado River stakeholders to form a plan for water conservation beyond 2026 by this summer. At present, it appears negotiations are stalled. Failure of the seven states to reach a voluntary agreement would likely lead to intervention by USBR and lengthy litigation in Federal courts. Yuma County farmers are reassured by their senior water rights, but will adapt their operations if there should be reduction in water deliveries in the future.



Despite challenges to growers in the past eight years related to E. coli, Covid, and the western drought, the market for farmland suitable for fresh produce is stable. Sale activity improved in 2025 and most buyers are farm operators. Investor interest has returned. There has been some increase in rent rates for produce ground, suggesting continued demand for farmland in the short-term future.

2025 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 increase in acres planted to leafy green vegetables.

2025 YEAR IN REVIEW

FARMLAND IN YUMA COUNTY AND BARD VALLEY, CA, FEB 2026

Location	Value Per Acre	Sale Price Activity / Trends	Annual Cash Rents	Rent Rates Activity / Trends
Upper Yuma Valley	\$42,000 - \$47,000	Active / Upward	\$925 - \$1,075	Active / Upward
	\$37,000 - \$43,000	Limited / Stable	\$850 - \$1,000	Active / Stable
Lower Yuma Valley				
North & South Gila Valleys	\$38,000 - \$45,000	Limited / Stable	\$975 - \$1,150	Active / Stable
Yuma Mesa Districts				
Farmland	\$23,500 - \$30,000	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 - \$30,500	Limited / Upward	\$550 - \$950	Active / Upward
Roll Area	\$17,500 - \$20,500	Limited / Stable	\$500 - \$800	Active / Upward
Texas Hill	\$15,000 - \$18,500	Limited / Stable	\$500 - \$700	Active / Stable
Wellton Mesa	\$10,000 - \$14,500	Limited / Lower	\$250 - \$350	Limited / Stable
Bard Valley, CA				
Farmland	\$32,000 - \$35,500	Limited / Stable	\$850 - \$950	Active / Stable
Medjool Dates	\$40,000 - \$60,000	Limited / Lower	\$0.20/lb m/l	Limited / Stable



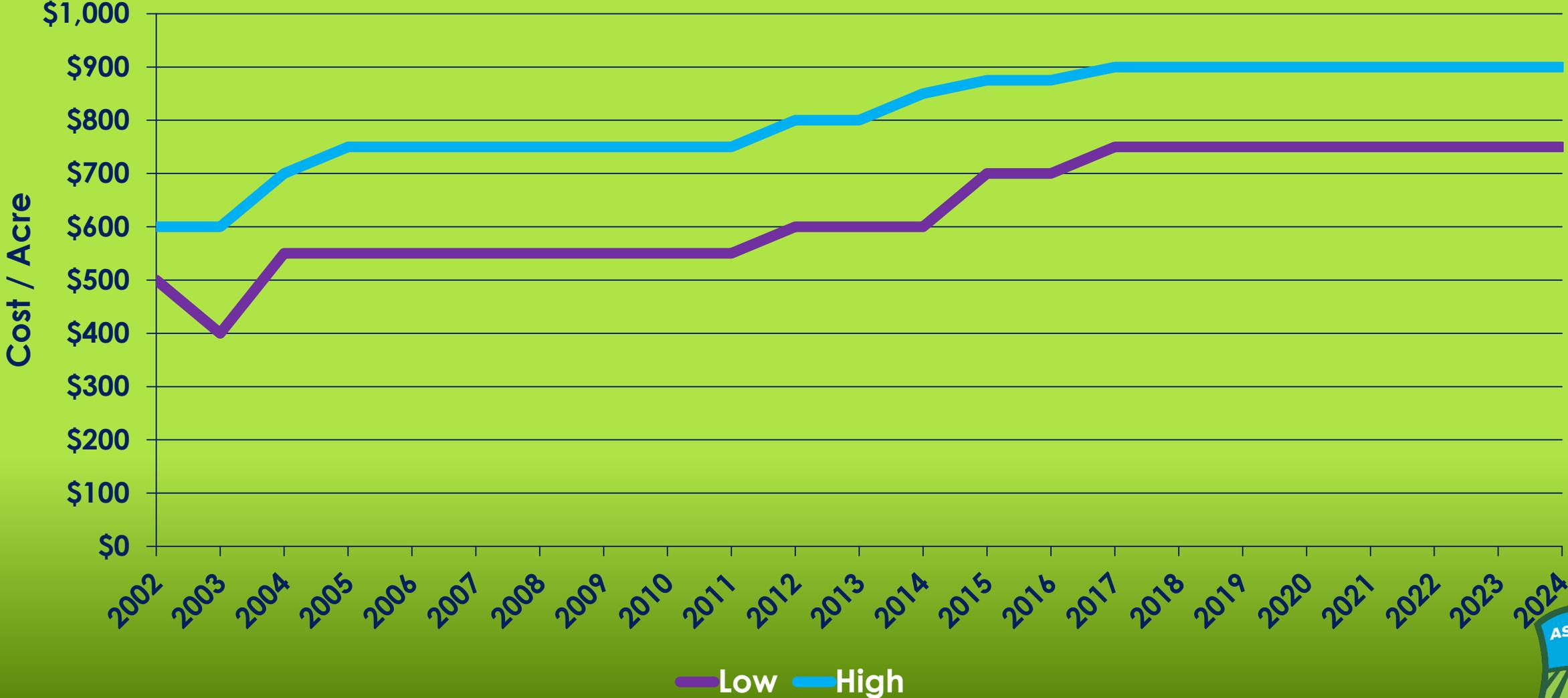
BARD VALLEY, CA – IRRIGATED FARMLAND

Sale Price/Acre



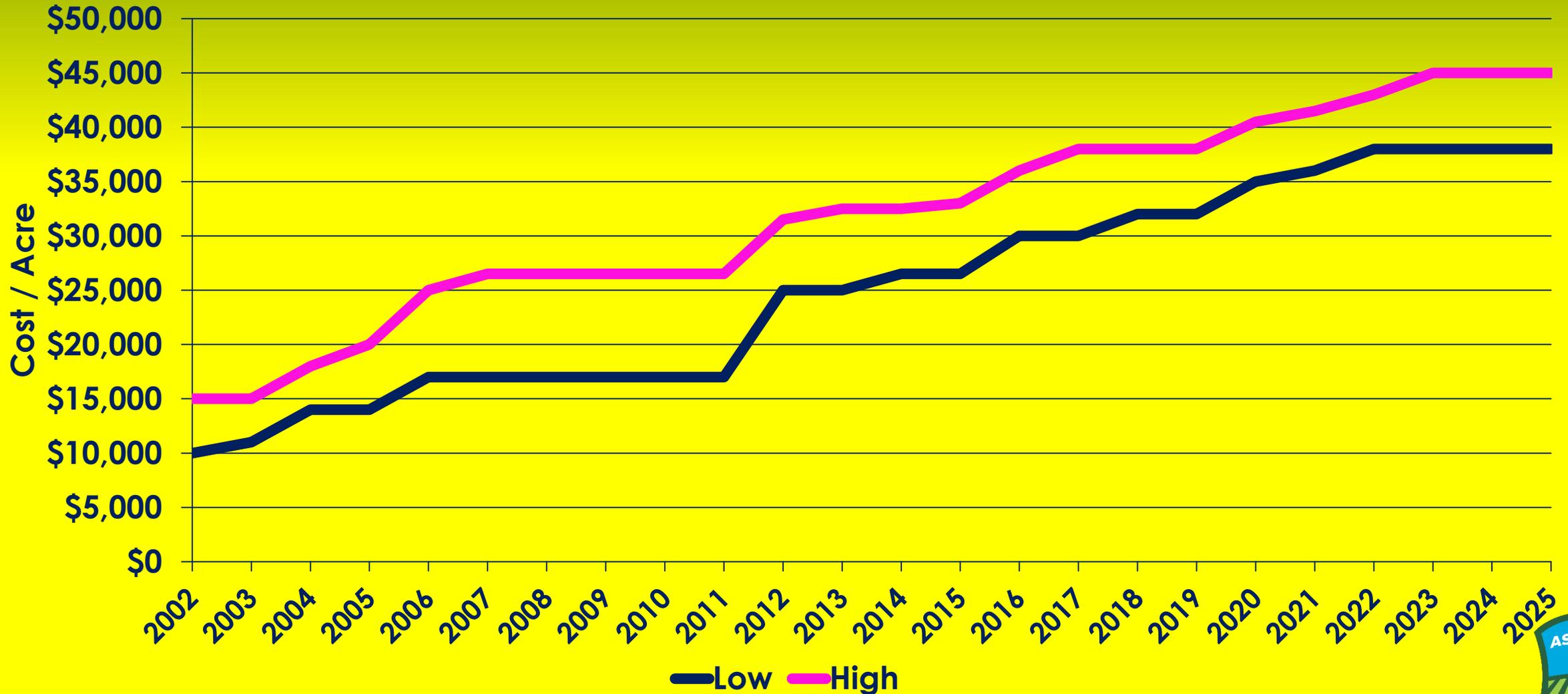
BARD VALLEY, CA – IRRIGATED FARMLAND

Annual Cash Rents



NORTH AND SOUTH GILA VALLEYS

Sale Price/Acre

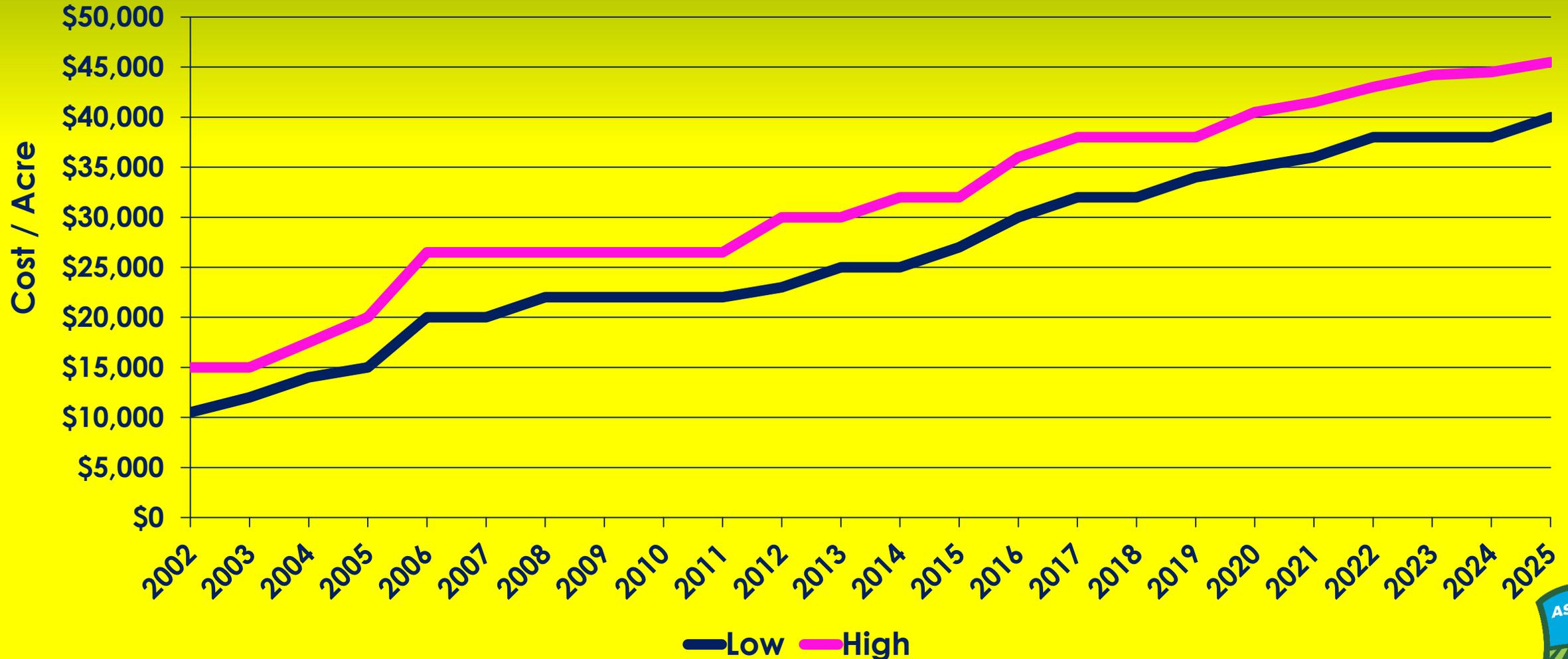


NORTH AND SOUTH GILA VALLEYS



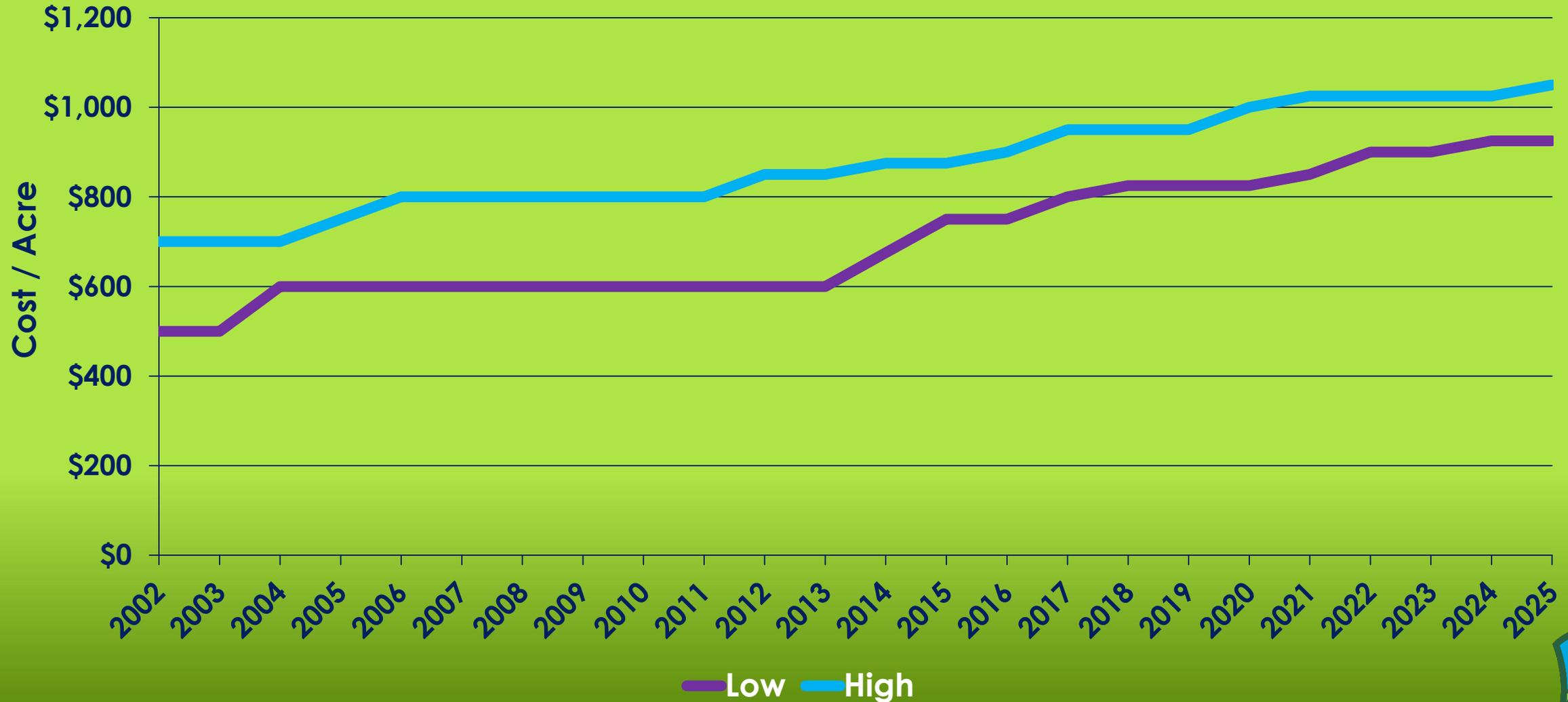
UPPER YUMA VALLEY

Sale Price/Acre



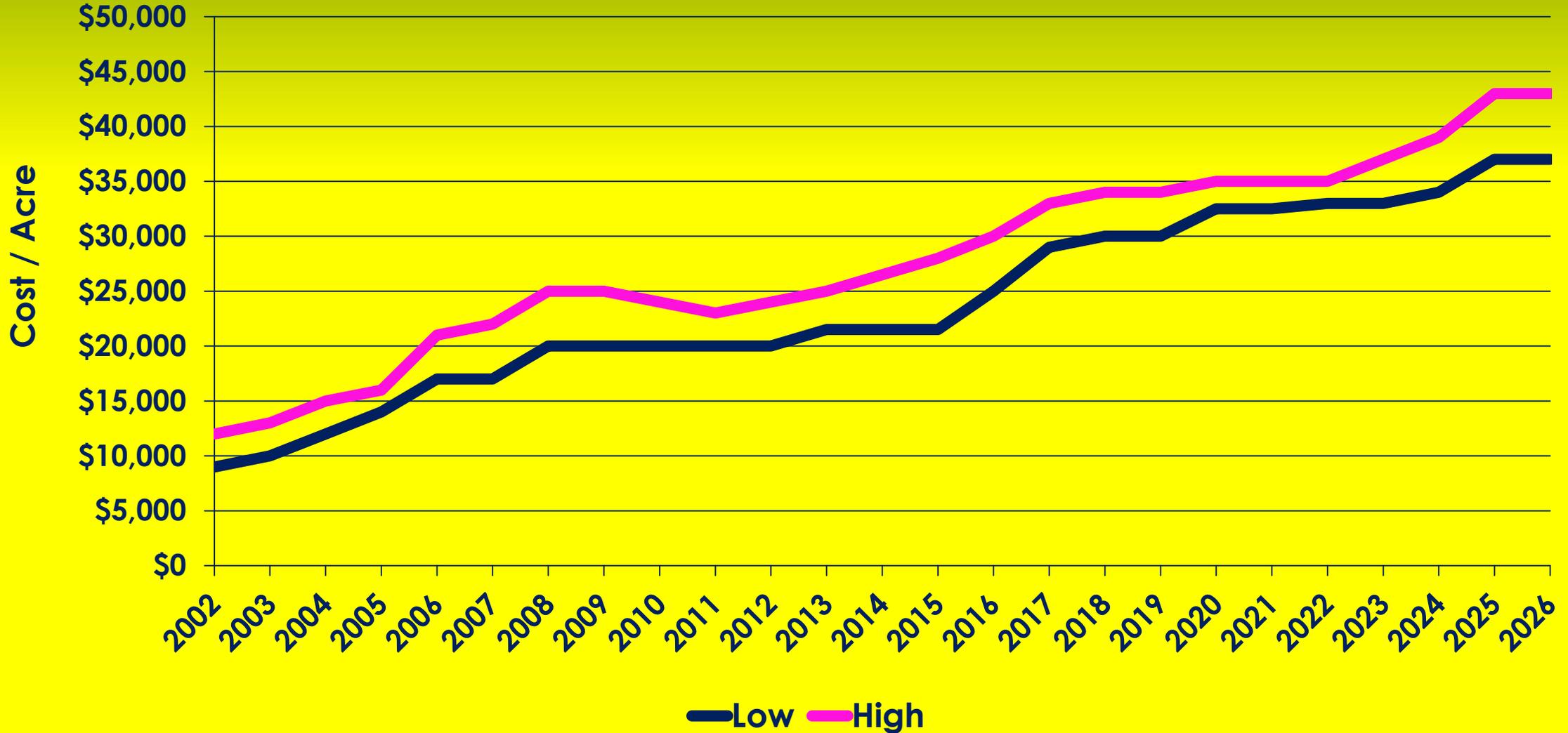
UPPER YUMA VALLEY

Annual Cash Rents



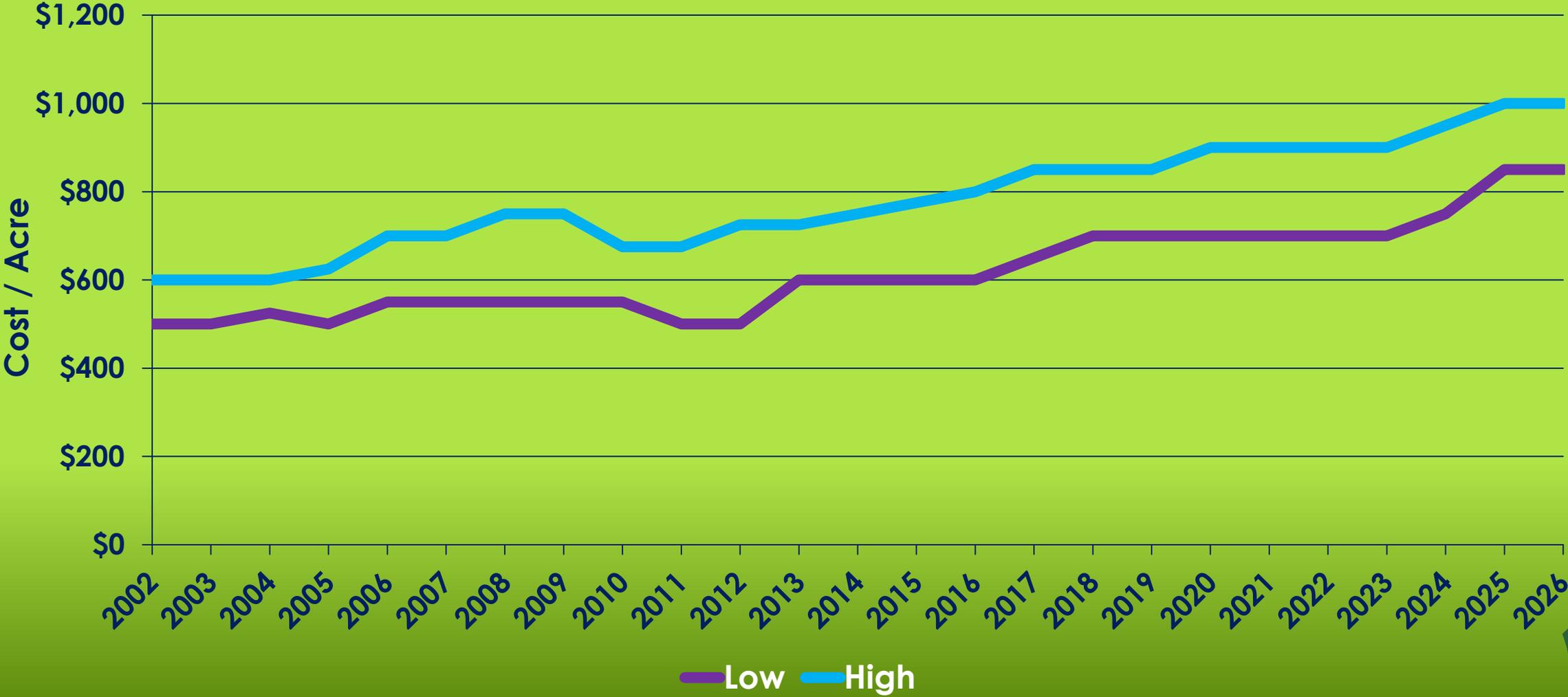
LOWER YUMA VALLEY

Sale Price/Acre



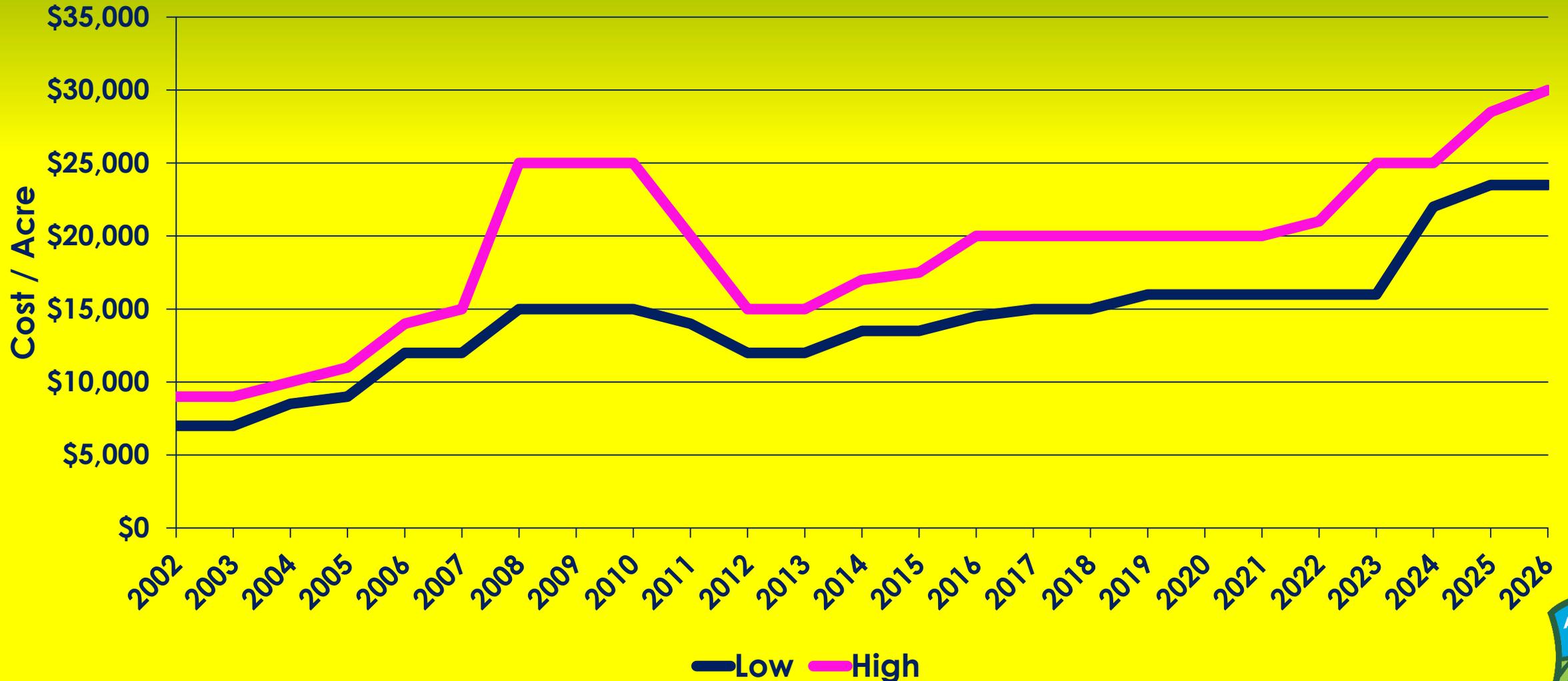
LOWER YUMA VALLEY

Annual Cash Rents



YUMA MESA DISTRICTS

Sale Price/Acre



YUMA MESA DISTRICTS

Annual Cash Rents



DOME VALLEY

Sale Price/Acre



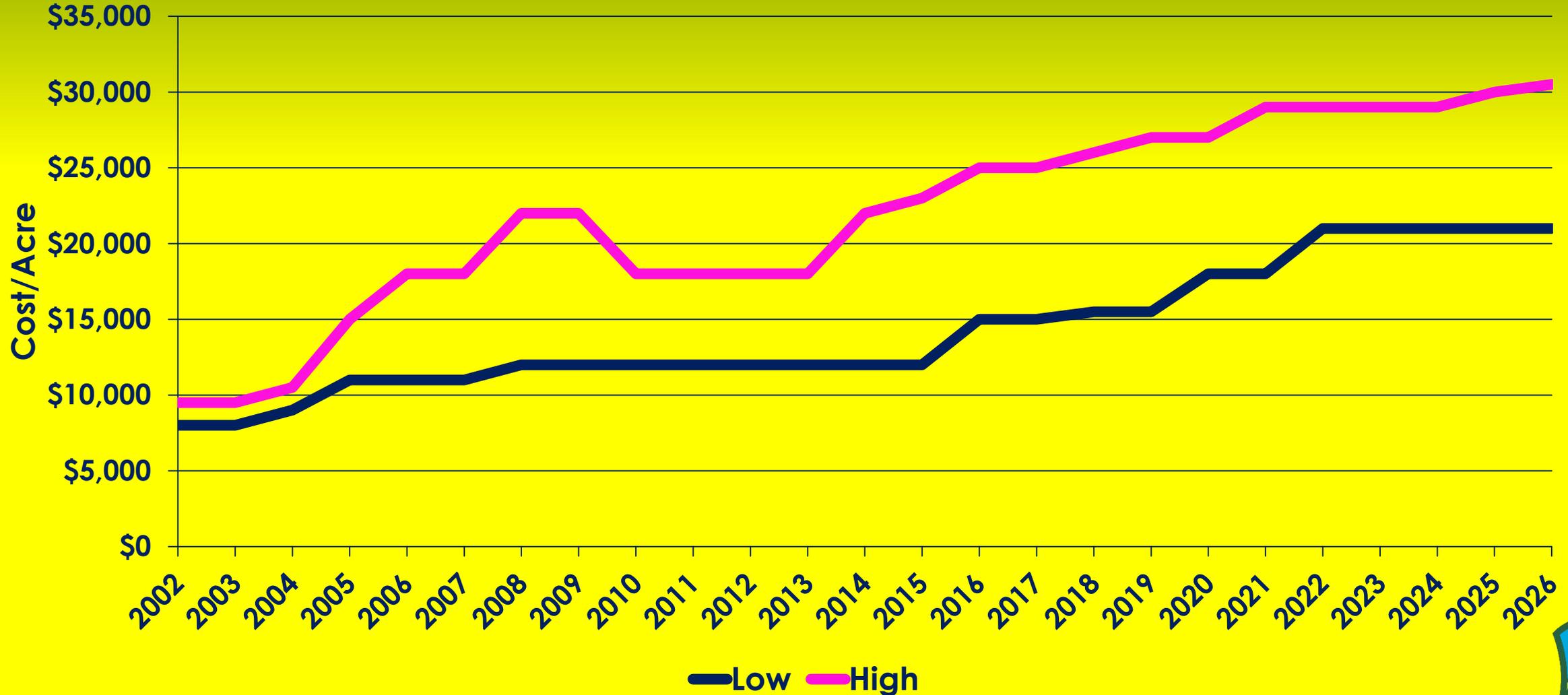
DOME VALLEY

Annual Cash Rents



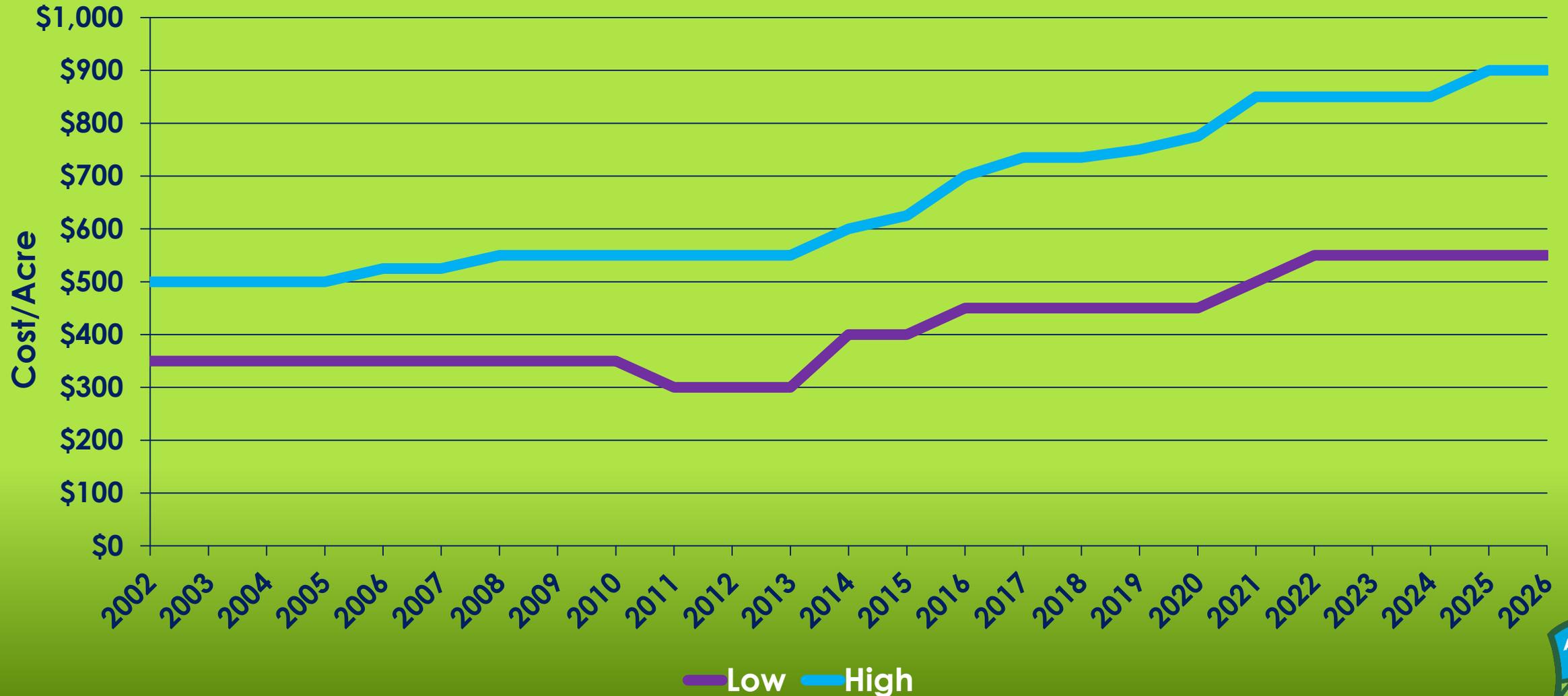
WELLTON AREA

Sale Price/Acre



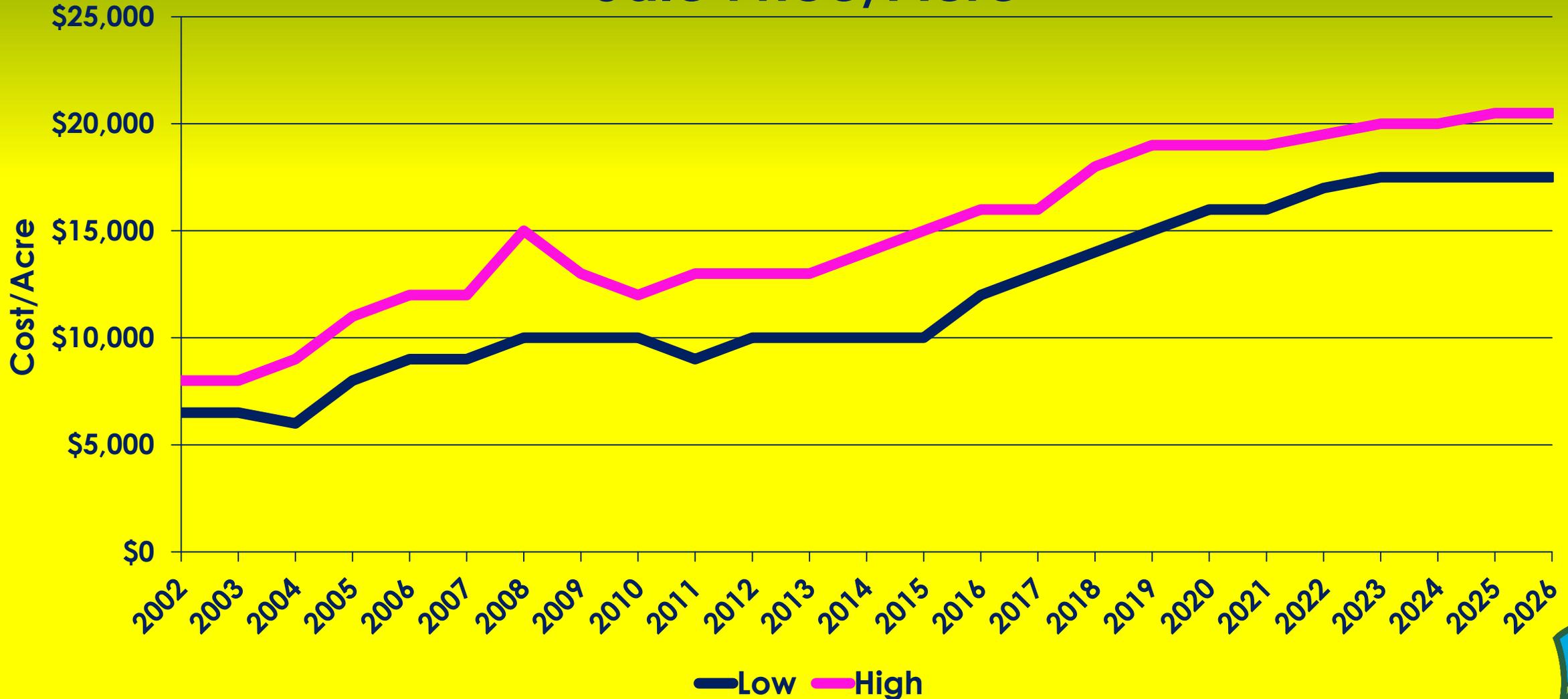
WELLTON AREA

Annual Cash Rents



ROLL AREA

Sale Price/Acre



ROLL AREA

Annual Cash Rents



TEXAS HILL

Sale Price/Acre



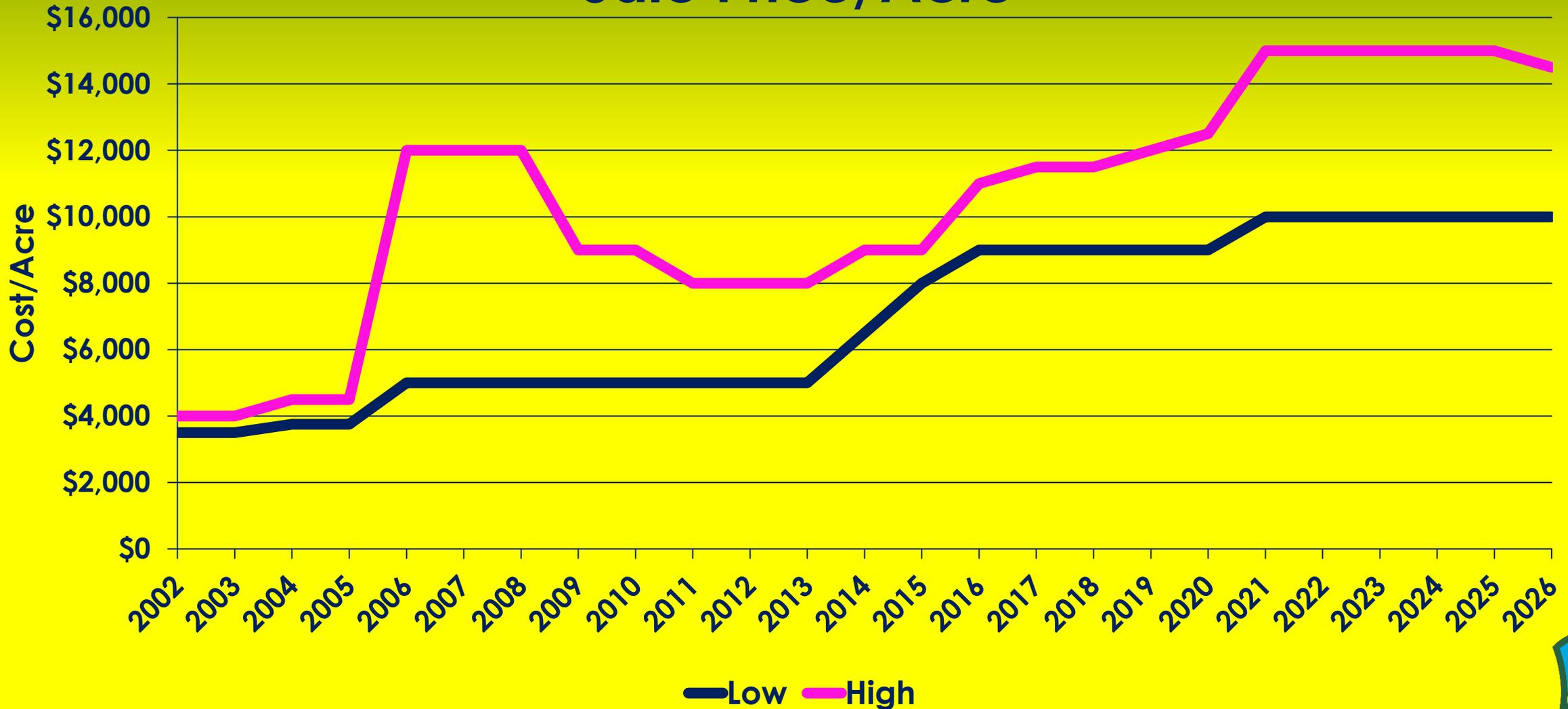
TEXAS HILL

Annual Cash Rents



WELLTON MESA

Sale Price/Acre



WELLTON MESA

Annual Cash Rents

