

NO Mineral Rights

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement in which Leo Amy and Cleo Amy, "Sellers" and Isham Farms, Inc. are "Buyers" executed this 5th day of February, 2003.

The parties have agreed to the following: The seller will sell the parcels of land listed below to the buyers:

T5 N R 29E OF THE BOISE MERIDIAN BUTTE CO. IDAHO

SEC 2, LOT 3, NE4NW4, SE4NW4, W2SW4, E2SW4, W2SW4

With the exception of 7 acres located in the SW4, SW4 of section 2.

Sec 3, SE4 NE4

Also with 8 acres located in the NE corner of NE4SE4

Also included in this sale agreement is ground water right # 33-2116 which is licensed for 3.33 C.F.S. and 86 decreed miner inches water right #33-31M priority date 9-01-79.

Together with all appurtenances and hereditaments thereunto belonging.

Including in this sale presently located on above property are (3) 1/4 mile wheel lines, (1) 1/4 mile hand line. 125 H.P. lift pump, motor column, bowels, with electric panel. 100 H.P. booster pump with electrical panel. 3/4 mile of 12" to 8" mainline and all existing fences.

Sellers will also pay taxes up to time of closing, sellers will also furnish buyers with report of clear title and all outstanding encumbrances.

All other closing costs will be equally divided between seller and buyer.

Isham Farms, inc. agree to pay the sellers \$327,000 for all the above rights and properties. Terms to be worked out at a later time.

LEO AMY Leo Amy SELLER

CLEO AMY Cleo Amy SELLER

ISHAM FARMS, INC. Jeff Isham BUYER
Sec/TREAS
Isham Farms, inc.

REAL ESTATE PURCHASE AND SALES AGREEMENT

This Purchase and Sale Agreement in which Leo Amy, Cleo Amy are "Sellers" and Isham Farms, Inc. are "Buyers" executed this 5th day of February 2003. The parties have agreed to the following:

The seller will sell all the range right and AUM's on WBW Allotment. Seller also agrees that this property will come with all appurtenances and hereditaments thereunto belonging.

Isham Farms, inc. agree to pay the sellers \$50/AUM for the above rights and properties. Terms will be worked out at a later time.

LEO AMY Leo Amy SELLER

CLEO AMY Cleo Amy SELLER

ISHAM FARMS, INC. Jeff Isham BUYER
Sec/TREAS
Isham Farms, inc.