

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 931

RECEIVED
JUN 23 2025
DEPARTMENT OF
WATER RESOURCES

This is to certify that:

PRATT FARMS
C/O CHRIS PRATT
1356 S 3000 W
ABERDEEN, ID 83210-1609

filed an application to rent water from the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board"), being authorized to operate a Bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director, Department") for rental of water from the Bank, agrees to rent water as follows:

Summary of Water Rights or Portions Rented from the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
29-2395	2/28/1958	GROUND WATER	0.16	66.0	16.5	0.010	4.0
35-14041	10/16/1974	GROUND WATER	1.14	460.0	115.0	0.010	4.0
29-14012	8/19/1952	GROUND WATER	0.16	44.0	11.0	0.015	4.0
29-14013	8/19/1952	GROUND WATER	1.07	310.0	77.5	0.014	4.0
Combined Rental Totals			2.54	880.0	220.0	0.012	4.0

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until December 31, 2025. Use of rental water shall be authorized as of either the date this rental agreement takes effect or the first day of the rental season of use, in 2025, whichever occurs last.

Annual Rental Fee:

2025: \$29,040.00

The full fee for the rental of the above-described right(s) is \$29,040.00 for 2025. The rental fee includes an administrative fee of \$2,904.00 for 2025.

An annual payment shall be received by the Department on or before December 31 each year preceding the use of the rented water rights. The agreement will be void if payment is not received by the due date in a given year. Rental fees are non-refundable. To voluntarily terminate the agreement early, notify the Department in writing prior to the rental fee due date.

Detailed water right conditions are attached.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 931

The undersigned renter agrees to use the water rented under this agreement in accordance with the Water Supply Bank rules and in compliance with the limitations and conditions of use described in this agreement:


Signature of Renter

6-23-2025
Date

Chris Pratt
Printed Name

Member
Title

*Title required if signing on behalf of a company or organization or with power of attorney

Having determined that this agreement satisfied the provisions of Idaho Code § 42-1763 and IDAPA 37.02.03.030 (Water Supply Bank Rule 30), for the rental and use of water under the terms and condition herein provided, and none other, I hereby execute this Rental Agreement on behalf of the Idaho Water Resource Board.

By 
BRIAN PATTON, Executive Manager
Idaho Water Resource Board

Date 6/26/25

Rental approved by IDWR 

Date 6/26/25

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 931

WATER USE DETAILS

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER SENW Sec. 16, Twp 04S, Rge 31E, BINGHAM County

BENEFICIAL USE
IRRIGATION

DIVERSION RATE
2.54 CFS

VOLUME
880.0 AF

SEASON OF USE

From To
4/1 10/31

RENTERS PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04S	31E	16	36.3	38.5	40.6	39.0	20.0		5.1	40.5									220.0

Total Acres: 220.0

RENTAL AGREEMENT CONDITIONS OF ACCEPTANCE

1. The use of water under this agreement shall be subject to the provisions of Idaho Code § 42-1766.
2. Rental of the **specified** right from the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other department application process.
3. Use of water under this agreement does not constitute a dedication of the water to renter's place of use, and upon expiration of this agreement, the points of diversion and place of use of the water shall revert to those authorized under the water right and/or again be available to rent from the bank.
4. Use of water under this agreement shall not prejudice any action of the Department in its consideration of an application for transfer or permit filed by the applicant for this same use.
5. Renter agrees to comply with all applicable state and federal laws while using water under this agreement.
6. Renter agrees to hold the Board, the Director and the state of Idaho harmless from all liability on account of negligent acts of the renter while using water.
7. Renter acknowledges and agrees that the Director may terminate authorization for the use of a water right based on a water right's priority date.
8. Failure of the renter to comply with the conditions of this agreement is cause for the Director to rescind approval of the rental agreement.
9. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 120.
10. Upon specific notification of the Department, the right holder shall install and maintain data loggers to record water usage information at the authorized point(s) of diversion in accordance with Department specifications.
11. This rental agreement does not authorize the construction of a well.

Idaho Water Resource Board
Attachment to Water Supply Bank Rental Agreement No. 931

Effective until December 31, 2025

This map depicts the **rental place of use** pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



Legend

- Water Supply Bank Rental POD
- Water Supply Bank Rental POU
- Township/Range
- Sections
- QQ



0 900 1,800 Feet

STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

NOV 01 2024

DEPARTMENT OF
WATER RESOURCESAPPLICATION TO RENT WATER
FROM THE BOARD'S WATER SUPPLY BANKApplicant Name: Pratt Farms

Is this application being submitted with a lease application as a lease/rental package?

Yes ☒ No ☐

If yes, specify companion water rights in Section 4

This application must be completed according to the minimum requirement checklist below. This checklist is part of the rental application and must be included with the rental application. **Applications that do not meet the minimum requirements will not be placed in the processing queue and may be returned until all minimum requirements have been met.**

Rental applications should be submitted well in advance of the desired start date for the use of rental water. Rental applications may be processed as early as November 1 of the year prior to the intended use of rental water. Any rental application received on or before November 1 for use in the next year will be assigned a received date of November 1. Rental applications submitted more than one year in advance of the proposed start date for the use of rental water will not be accepted and will be returned to applicants. Rental applications may be returned to applicants if the desired start date for the use of rental water cannot be accommodated by the Water Supply Bank. Rental requests will not be accepted once the rental season of use period has concluded.

One rental application per beneficial use of water. For multiple beneficial uses of water, separate rental requests should be submitted for each unique beneficial use of water. One rental application can be submitted if you propose to rent water from multiple sources.

For additional instructions on completing a rental application, visit the Bank's website at http://idwr.idaho.gov/water_supply_bank.

MINIMUM REQUIREMENT CHECKLIST

Check All Items as Either Attached (Yes) or Not Applicable (N/A)

Yes

- ☒ Completed *Application to Rent Water from the Board's Water Supply Bank*
- ☒ Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank

Attachment N/A Yes

- 2 ☒ A map showing the proposed point(s) of diversion, place(s) of use, and water diversion and distribution systems proposed to be used with your rental request
- 3A ☒ ☐ Detailed information on a proposed use of rental water
- 3F ☒ ☐ Authorization from the owner/operator of the rental point(s) of diversion
- 3H ☐ ☒ Water modeling to account for the impacts of the rental request
- 3J ☒ ☐ Documents justifying a rate of flow greater than 0.02 cfs/acre
- 3K ☒ ☐ Authorization from the owner/operator of the property at the proposed rental place(s) of use
- 4B ☒ ☐ Explanation of how the rental water will sufficiently accomplish your rental purposes
- 4C ☒ ☐ Explanation of consumptive use amounts for water rights experiencing a change in nature of use

Department Use Only – Proposed Water Right(s)

29-2395	29-14013
29-14012	35-14041

3096

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

1. CONTACT INFORMATION

A. Applicant Pratt Farms (Chris Pratt)

Mailing Address 1356 S., 3000 W. Aberdeen ID 83210
Street City State Zip Code
 Email Address chrisprimofarms@gmail.com Phone Number (208) 709-1645

B. Is this application being completed by an authorized representative on behalf of the applicant? Yes ☒ No ☐
 If yes, representatives (includes company employees if the applicant is a corporation, as well as legal counsel or consultants) should provide their information below if they desire to be included on correspondence with the rental applicant.

Representative Jason C. Helms, P.E. Professional Title _____
 Organization _____ Relationship to Applicant Consultant
 Mailing Address 295 8th St. Idaho Falls, ID 83401
 Email Address jasoncivil@alumni.nd.edu Phone Number (208) 308-2109

2. MAP

Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. Make sure the rental place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to irrigate. Attach the map to this application and label it **Attachment 2**.

3. DESCRIPTION OF PROPOSED USE FOR RENTAL WATER

A. Describe why you desire to rent water and provide a detailed description of your proposed use. If the proposed use is not for irrigation, describe in detail how you determined the amount of rental water required. If the space below is insufficient, attach additional sheets as required and label them **Attachment 3A**:

Irrigation for crop production.

B. Enter the desired and/or minimum rates of flow, volume, or irrigable acres requested for your rental purposes:

Desired Rate (Cubic Feet/Second)	Desired Volume (Acre-Foot)	Minimum Rate* (Cubic Feet/Second)	Minimum Volume* (Acre-Foot)	Desired Acres (if applicable)
2.76 CFS	880.0 AF	2.16 CFS	880.0 AF	220.0 AC

* Sometimes water rights provide an exceptionally low rate per acre and/or low volume per acre. This section is meant to establish an acceptable range of water sufficient for your proposed water use. Please see question 4B and complete if necessary.

C. This section must be completed in full. Enter the proposed start date and latest possible start date for using rental water as well as the number of years you would like to rent water. The latest possible start is the latest possible date by which you would be willing to pay for a rental and be able to benefit from utilizing rental water.

Desired Start Date (month/day/year)	Latest Possible Start Date (month/day/year)	*Mark Desired Rental Duration (Calendar Years)					**Applicant's preference if rental application cannot be processed prior to the latest possible start?	
04/01	06/01	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☒ Process application as soon as possible	☐ Return application to applicant

* The number of years permissible for a rental is subject to the lease contract duration for the water right(s) being rented.

** Per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right. Water Supply Bank rental applicants are not authorized to utilize rental water prior to the execution of an approved rental agreement. Rental requests may be returned to applicants if no water is available from the Bank to fulfill a rental request.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

- D. Describe your water distribution system and how rental water will be delivered from the point(s) of diversion (POD) to the proposed place of use (POU):

Existing well, pump, mainline and wheel-line systems.

- E. Describe the physical type (pump, headgate, etc.) and location of the POD from which rental water is proposed to be diverted:

POD Description	Water Source	Other Water Rights Diverted from this POD
well and pump	Ground Water	none

If the POD(s) above are located where water is turned into a canal, lateral or ditch, or if they are located on your property but are serviced by water that is delivered via a canal, lateral or ditch, your rental request must include documented authorization from all relevant canal companies, irrigation districts and/or water delivery entities, confirming that they consent to your diversion of water from their system.

- F. Has documented consent from all relevant water delivery entities been obtained? Yes ☐ N/A ☒

If yes, include documented consent as **Attachment 3F**.

- G. Do any POD(s) identified in Question 3E divert from a water source that may require water modeling? Yes ☒ No ☐

Refer to the Water Modeling Requirements Information Sheet to determine if a rental POD may require water modeling.

- H. Has water modeling been provided with your rental request? Yes ☒ N/A ☐

If yes, label modeling Attachment 3 H.

Rental applications that require modeling will be returned if modeling is not provided.

- I. Specify the desired beneficial use of water and the requested season of use or number of acres required:

- ☒ Irrigation 220 (number of acres) Duration: Subject to IDWR standard seasons of use
- ☐ Commercial from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Stockwater from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Industrial from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Other: _____ from: _____ (mm/dd) to: _____ (mm/dd)

- J. For irrigation uses, do you propose to divert water at a rate greater than 0.02 cfs/acre? N/A ☐ Yes ☐ No ☒

If yes, justify the rate of flow and attach any supporting documents as **Attachment 3J**. Justification may include information on soil composition, conveyance losses, crop type, irrigation systems, public access areas, etc. A rate of 0.03 cfs/acre is permissible for irrigation of 5 acres or less.

- K. Do you own the land at the proposed rental place of use (POU)? Yes ☒ No ☐

If no, attach documentation from the POU owner/operator confirming your authorization to use the POU and label it **Attachment 3K**.

- L. List all other water rights and sources of water at the rental place of use for the same purpose, including privately owned water rights and water received from a municipal supplier, an irrigation district, a canal company or any other water delivery entity. Explain why additional water is required:

none

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

4. RENTAL REQUESTS FOR SPECIFIC WATER RIGHTS

A. Are you requesting to rent specific water rights?

Yes ☒ No ☐

If yes, specify below the elements of the water rights you are requesting to rent. If no, continue to Question 4B.

Important Information: Diversion rates and volumes sought for rent must be proportionate to the per acre diversion rates and per acre volume limits of the water right under lease contract to the Water Supply Bank. Prior to completing this section, applicants should review all water right lease contracts and any active rental agreements to determine which elements of a water right are available to satisfy a rental request. Lease and rental documents are searchable via [IDWR's website](#).

Water rights identified below must either already be leased to the Bank or a lease proposal should accompany this rental request. **Rental requests for water rights not yet leased to the Bank will be returned if companion lease applications are not provided with the rental request.** For leased rights featuring combined limits, rentals must be consistent with combined diversion rate, volume or acre limits. Combined limits should be listed on a row below water right numbers.

Water Right Elements Leased to Water Supply Bank					Leased totals, minus water right elements involved in active rental agreements, equals water right elements available for rent	Water Supply Bank Rental Request		
Water Right Number (leave blank if sub-total of combined limits)	Nature of Use	Diversion Rate (CFS)	Volume (AF)	Acres (AC)		Diversion Rate (CFS)	Volume (AF)	Acres (AC)
29-2395	Irrigation	2.11	861.0	215.2		0.16	66.0	16.5
29-14012	Irrigation	1.83	488.8	122.2		0.16	44.0	11.0
29-14013	Irrigation	1.49	431.2	107.8		1.30	310.0	77.5
35-14041	Irrigation	3.18	1,290.0	322.5		1.13	460.0	115.0
Applicants must ensure the requested rate per acre and volume per acre do not exceed the rate per acre and volume per acre limits of water rights leased to the Water Supply Bank					TOTAL	2.76	880.0	220.0
						CFS	AF	AC

**Attach multiple copies of this page if space above is insufficient to list all water rights requested to be rented on this application.*

B. If water right conditions, combined limits, or the sum of all water right elements being requested provide an unconventional duty of water (e.g., an unusually low rate per acre or volume per acre for irrigation use), explain how your proposed rental will sufficiently accomplish your intended purposes. Attach a separate page if space is insufficient and label it **Attachment 4B**:

System can operate within limits requested

C. Does your rental request propose to change the nature of use for any water right(s) being rented?

Yes ☐ No ☒

If yes, explain how the water right(s) will be converted to new uses. Include the historic, consumptive use amounts for the water right being rented if you have it, as well as the new consumptive use amount for your proposed beneficial use. If space below is insufficient, attach a separate page and label it **Attachment 4C**:

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

5. ADDITIONAL INFORMATION

- A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes ☐ No ☒

If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:
Prior rentals approved for some of these rights which are altered according to availability and rental terms. ESPA impacts are within acceptable limits for continuing rentals at these locations. Permanent water rights are actively being sought.

- B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? Yes ☐ No ☒

If yes, describe:

Yes ☐ No ☒

- C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? Yes ☐ No ☒

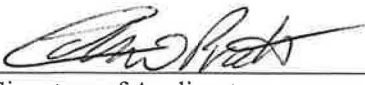
If yes, describe the date and location of the NOV.

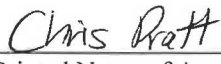
- D. Additional Information

See attached ESPA Transfer spreadsheet data-entry and results (split into three parts) incorporating impacts of prior rentals and demonstrating acceptable Snake river reach impacts according to IDWR water right transfer requirements.

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.


Signature of Applicant


Printed Name of Applicant


Date

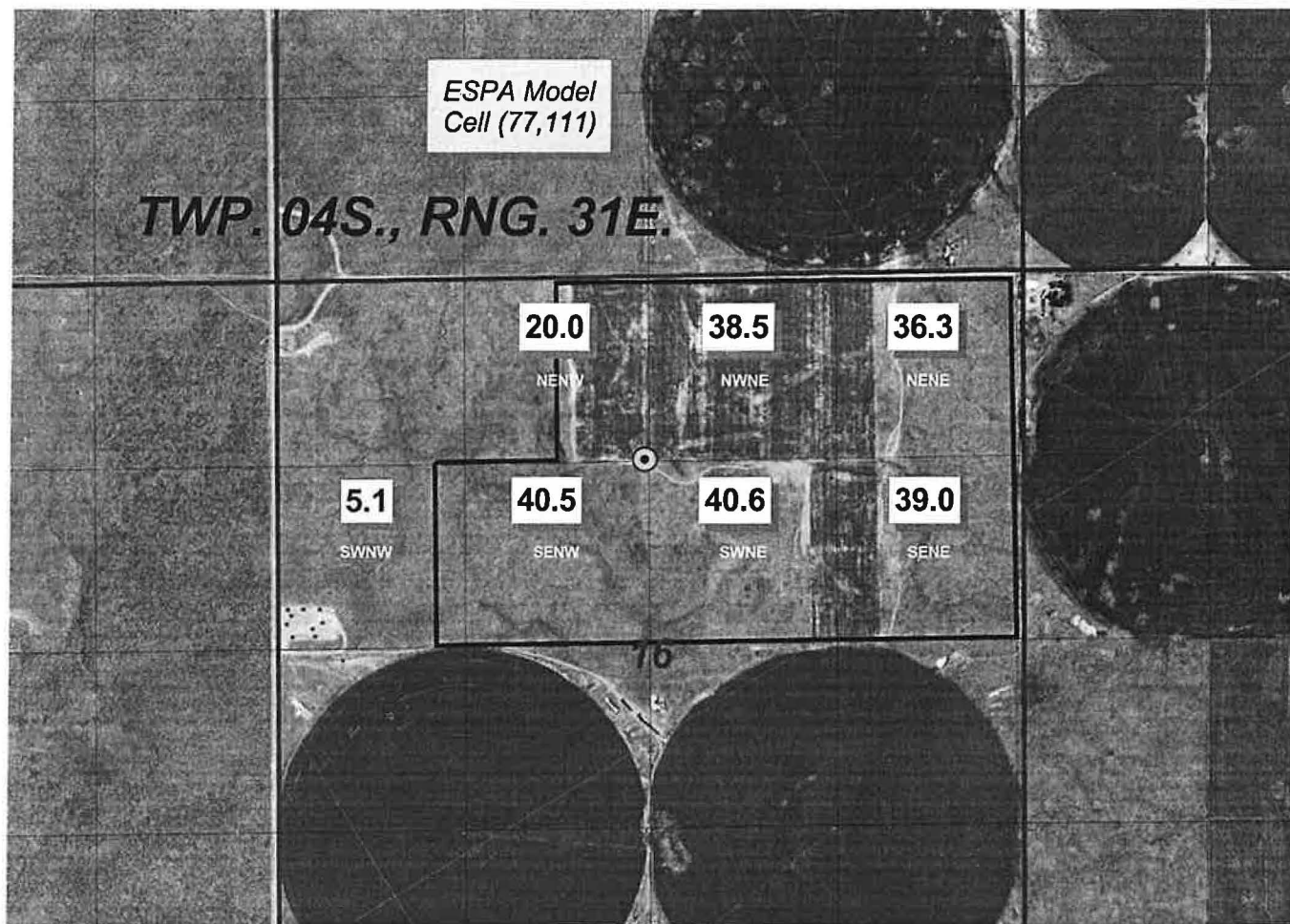

Signature of Representative

Jason C. Helms
Printed Name of Representative

10/29/2024
Date

Mail to:

Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098



JCH - 10/26/2024

2023 USDA CONUS Prime Aerial Photo



 Proposed Rental Irrigation Place of Use (220 Ac.)

 Proposed Rental Point of Diversion (WMIS# 1004117)

 Township and Range

 Sections

 40's

 ESPA Model Grid



Pratt Farms
2025 Proposed Water Supply Bank Rental #3

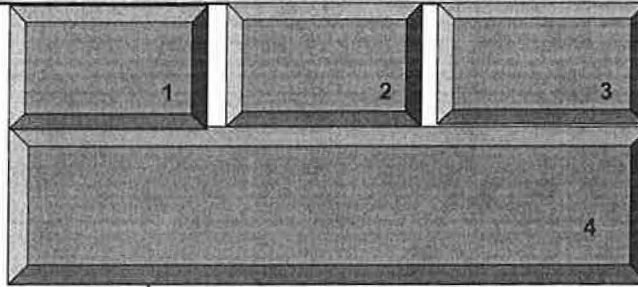
Attachment #2

ENHANCED GROUND-WATER RIGHTS TRANSFER

UNIVERSITY OF IDAHO - IDAHO WATER RESOURCES RESEARCH INSTITUTE

IDAHO DEPARTMENT OF AGRICULTURE

Cells this color are set up for user entries



35-14041

10/16/1974

115.00

460.0

0.00

ENTER STARTING DATE FOR

SIMULATION. THEN PUSH

"UPDATE DATES" BUTTON

YEAR

1952

SEASON

TRANSFER NO:

Rental 3

TRANSFER NAME:

Pratt Farms WSB

ENTER CELL LOCATIONS:

	'TO' CELL	'FROM1' CELL	'FROM2' CELL	'FROM3' CELL
ROW	77	66	97	96
COLUMN	111	128	124	122

29-2395	2/28/1958	680
29-14013	8/19/1952	354
Consumptive use fraction (3.0/4.0):		0.75
Total Maximum CU		660.00
Proposed CU		660.00

TRIMESTER OF ACTIVITY	TO WELL Projected Use AF/TRIMESTER	FROM1 WELL With Transfer AF/TRIMESTER	FROM1 WELL Without Transfer AF/TRIMESTER	FROM2 WELL With Transfer AF/TRIMESTER	FROM2 WELL Without Transfer AF/TRIMESTER	FROM3 WELL With Transfer AF/TRIMESTER	FROM3 WELL Without Transfer AF/TRIMESTER
SPR 1952	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUM 1952	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WIN 1952	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SPR 1953	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUM 1953	0.00	0.00	0.00	0.00	0.00	88.50	88.50
WIN 1953	0.00	0.00	0.00	0.00	0.00	88.50	88.50
SPR 1954	0.00	0.00	0.00	0.00	0.00	88.50	88.50
WIN 1957	0.00	0.00	0.00	0.00	0.00	88.50	88.50
SPR 1958	0.00	0.00	0.00	170.00	170.00	88.50	88.50
SUM 1958	0.00	0.00	0.00	170.00	170.00	88.50	88.50
WIN 1958	0.00	0.00	0.00	170.00	170.00	88.50	88.50
SPR 1959	0.00	0.00	0.00	170.00	170.00	88.50	88.50
WIN 1974	0.00	0.00	0.00	170.00	170.00	88.50	88.50
SPR 1975	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SUM 1975	0.00	115.00	115.00	170.00	170.00	88.50	88.50
WIN 1975	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SPR 1976	0.00	115.00	115.00	170.00	170.00	88.50	88.50
WIN 1996	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SPR 1997	0.00	115.00	115.00	CREP or CRP through 2012	0.00	170.00	88.50
SUM 1997	0.00	115.00	115.00	0.00	170.00	88.50	88.50
WIN 1997	0.00	115.00	115.00	0.00	170.00	88.50	88.50
SPR 1998	0.00	115.00	115.00	0.00	170.00	88.50	88.50
WIN 2011	0.00	115.00	115.00	0.00	170.00	88.50	88.50
SPR 2012	0.00	CREP or CRP through 2022	0.00	0.00	170.00	88.50	88.50
SUM 2012	0.00	0.00	115.00	0.00	170.00	88.50	88.50
WIN 2012	0.00	0.00	115.00	0.00	170.00	88.50	88.50
SPR 2013	0.00	0.00	115.00	Rental elsewhere 2013-2022	170.00	88.50	88.50
SUM 2013	0.00	0.00	115.00	170.00	170.00	88.50	88.50
WIN 2013	0.00	0.00	115.00	170.00	170.00	88.50	88.50
SPR 2014	0.00	0.00	115.00	170.00	170.00	88.50	88.50
WIN 2021	0.00	0.00	115.00	170.00	170.00	88.50	88.50
SPR 2022	0.00	0.00	115.00	170.00	170.00	88.50	88.50
SUM 2022	0.00	0.00	115.00	170.00	170.00	88.50	88.50
WIN 2022	0.00	0.00	115.00	170.00	170.00	88.50	88.50
SPR 2023	Rental 2023 #749 220.00	Rental elsewhere 2023 65.00	115.00	Rented here 2023 #749 0.00	170.00	88.50	88.50
SUM 2023	220.00	65.00	115.00	0.00	170.00	88.50	88.50
WIN 2023	220.00	65.00	115.00	0.00	170.00	88.50	88.50
SPR 2024	220.00	Difference Rented here 2024 3.80	115.00	Difference Rented here 2024 149.70	170.00	0.00	88.50
SUM 2024	220.00	3.80	115.00	149.70	170.00	0.00	88.50
WIN 2024	220.00	3.80	115.00	149.70	170.00	0.00	88.50
SPR 2025	220.00	Increasing 2025 0.00	115.00	reducing 2025 153.50	170.00	0.00	88.50
SUM 2025	220.00	0.00	115.00	153.50	170.00	0.00	88.50
WIN 2025	220.00	0.00	115.00	153.50	170.00	0.00	88.50
SPR 2026	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SUM 2026	0.00	115.00	115.00	170.00	170.00	88.50	88.50
WIN 2026	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SPR 2101	0.00	115.00	115.00	170.00	170.00	88.50	88.50
SUM 2101	0.00	115.00	115.00	170.00	170.00	88.50	88.50
WIN 2101	0.00	115.00	115.00	170.00	170.00	88.50	88.50

Water Supply Bank Application (19.6 Ac): Rental 2 Part 3

WR No.	Div. Rate (CFS)	Con. Vol. (AFA)	No. of Irr. Acres	Priority Date	POD Location	Dedicated Vol. AFA/ AFT	Model Node	Impact by Reach (AF/Trimester)										
								Ashton to Rexburg	Heise to Shelley	Shelley to Nr Blckft	Nr Blckft To Neeley	Neeley to Minidoka	Dev. Wbl. To Buhl	Buhl to Kspr	Kspr	Kspr to Malad	Malad to Bancroft	
Transfer: Proposed Steady State Impacts following Transfer																		
Refer to Water Supply Bank Rental Application								Pre-SS	0.4	0.7	4.4	13.4	0.2	0.2	0.1	0.1	0.1	0.0
File: Etransfer_V3_4-Pratt_WSB2025-rental2-part3.xls								Post-SS	0.4	0.7	4.4	13.4	0.2	0.2	0.1	0.1	0.1	0.0
Transfer: Worst Case Transient State Impacts following Transfer																		
								Pre-TS	0.4	0.7	4.4	13.4	0.2	0.2	0.1	0.1	0.1	0.0
								Post-TS	0.4	0.7	4.4	13.4	0.2	0.2	0.1	0.1	0.1	0.0
Steady State Analysis																		
Mitigation Check 1 - >10% of Historical:								-0.1%	0.0%	0.0%	0.0%	-0.1%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	
Mitigation Check 2: > 2 AF/T:								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Mitigation Check 3 - >10% of Total:								2.0%	3.4%	22.5%	68.5%	0.9%	0.9%	0.7%	0.3%	0.3%	0.4%	
Mitigation Required?:								NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Mitigation Vol. Req'd (ac-ft):								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Transient State Analysis																		
Mitigation Check 1 - >10% of Historical:								-0.1%	0.0%	0.0%	0.0%	5.0%	-0.2%	-0.2%	-0.2%	-0.2%	-0.2%	
Mitigation Check 2: > 2.01 AF/T:								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Mitigation Required?:								NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Mitigation Vol. Req'd (ac-ft):								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

Water Supply Bank Application (220 Ac): Rental 3

WR No.	Div. Rate (CFS)	Con. Vol. (AFA)	No. of Irr. Acres	Priority Date	POD Location	Dedicated Vol. AFA/ AFT	Model Node	Impact by Reach (AF/Trimester)											
								Ashton to Rexburg	Heise to Shelley	Shelley to Nr Blckft	Nr Blckft To Neeley	Neeley to Minidoka	Dev. Wbl. To Buhl	Buhl to Kspr	Kspr	Kspr to Malad	Malad to Bancroft		
Transfer: Proposed Steady State Impacts following Transfer																			
Refer to Water Supply Bank Rental Application								Pre-SS	3.6	6.1	32.0	325.2	1.6	1.7	1.3	0.6	0.6	0.7	0.1
File: Etransfer_V3_4-Pratt_WSB2025-rental3.xls								Post-SS	3.6	6.1	32.0	325.1	1.6	1.7	1.3	0.6	0.6	0.7	0.1
Transfer: Worst Case Transient State Impacts following Transfer																			
								Pre-TS	3.6	6.1	32.0	325.2	1.6	1.7	1.3	0.6	0.6	0.7	0.1
								Post-TS	3.6	6.1	34.0	325.1	1.8	1.7	1.3	0.6	0.6	0.7	0.1
Steady State Analysis																			
Mitigation Check 1 - >10% of Historical:								-0.1%	0.0%	0.0%	0.0%	-0.1%	-0.3%	-0.3%	-0.3%	-0.3%	-0.3%	-0.3%	
Mitigation Check 2: > 2 AF/T:								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Mitigation Check 3 - >10% of Total:								1.0%	1.6%	8.6%	87.1%	0.4%	0.4%	0.4%	0.2%	0.2%	0.0%	0.0%	
Mitigation Required?:								NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Mitigation Vol. Req'd (ac-ft):								0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Transient State Analysis																			
Mitigation Check 1 - >10% of Historical:								-0.1%	0.0%	6.1%	0.0%	13.0%	-0.3%	-0.3%	-0.3%	-0.3%	-0.3%	-0.3%	
Mitigation Check 2: > 2.01 AF/T:								0.0	0.0	2.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	
Mitigation Required?:								NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Mitigation Vol. Req'd (ac-ft):								0.0	0.0	2.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

June 27, 2025

PRATT FARMS
C/O CHRIS PRATT
1356 S 3000 W
ABERDEEN ID 83210-1609

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 29-2292, 29-2395, 29-13143, 29-13144, 29-14012, 29-14013,
35-4062, 35-7274, 35-13711, 35-14041 AGREEMENTS 931, 932 & 936**

Dear Renter:

Please find enclosed three receipts totaling to the amount of **\$113,441.00** and a copy of three fully executed Water Supply Bank Rental Agreements in connection with the rental of 2557.6 acre-feet of water for irrigation of 859.3 acres during 2025. Upon receipt of these fully executed agreements, you are authorized to divert water in compliance with the conditions of water use described in the agreements.

Pursuant to the Water Supply Bank Rules, 90% or \$102,096.90 of the rental fees will be paid to the lessor(s) and 10% or \$11,344.10 will be retained by the Department to offset administrative costs.

Sincerely,

Debra Mansfield

for
Water Supply Bank

Enclosures: Receipt Nos. C121767, C121768, C121769
Three Rental Agreements (copies)

c: Sascha Marston – Fiscal
IDWR Eastern Regional Office
Representative
Water District 120
American Falls - Aberdeen Ground Water District

Mansfield, Debra

From: Mansfield, Debra
Sent: Thursday, June 26, 2025 4:30 PM
To: IdwrPayable; Cefalo, James; Jordan, Blake; americanfalls.aberdeen.gwd@gmail.com; jasoncivil@alumni.nd.edu
Cc: Bank
Subject: Executed WSB Rental Agreements 931, 932 & 936
Attachments: Executed WSB Rental Agreements 931, 932 & 936, Pratt Farms.pdf

Hello,

Please see the attached copies of executed WSB Rental Agreements 931, 932 & 936, in the name of Pratt Farms, for your records.

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

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Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

May 08, 2025

PRATT FARMS
C/O CHRIS PRATT
1356 S 3000 W
ABERDEEN, ID 83210-1609

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NOS. 29-2395, 35-14041, 29-14012, 29-14013 AGREEMENT 931**

*****TIME SENSITIVE RESPONSE REQUIRED*****

Dear Applicant:

The Department of Water Resources acknowledges receipt of your application to rent water from the Water Supply Bank. I **have enclosed a Water Supply Bank Rental Agreement for your review and signature.** Upon signature and return of the original agreement, together with the rental fee described below, the Department will also sign the original agreement and return an executed copy to you. Execution of the agreement and compliance with the conditions of approval authorize diversion and use of water as provided in the agreement.

A rental fee of \$29,040.00 **per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 880.0 acre-feet.

Please send a check in the amount of \$29,040.00 for 2025 made payable to the Idaho Department of Water Resources, **together with the signed rental agreement, within 14 days** so I can complete processing.

Pursuant to the Water Supply Bank Rules, 90% or \$26,136.00 of the rental fee will be paid to the lessor(s) and 10% or \$2,904.00 will be retained by the Department to offset administrative costs for **2025.**

If you have any questions, please contact this office at bank@idwr.idaho.gov or (208) 287-4800.

Sincerely,

Debra Mansfield

for
Water Supply Bank

Enclosure(s)

c: IDWR Front Desk
Representative (via email)

From: [Condon, Mary](#)
To: [Cefalo, James](#); [Jordan, Blake](#)
Cc: [Bank](#)
Subject: Rental Review Application 3096 - Pratt Farms (PEP LLC) - WD 120
Date: Wednesday, March 12, 2025 4:47:00 PM
Attachments: [Rental Review Memo App 3096.docx](#)
[Move Map.pdf](#)
[Rental Map App 3096.pdf](#)
[WSB Rental Application 3096 Pratt Farms #3 \(2\).pdf](#)
[image001.png](#)

Good afternoon, James, and Blake,

Please see the attached review memo for a repeat rental of 220 acres worth of irrigation in WD 120, and kindly reply with comments or concerns within 10 days. I have also attached the move map, a draft rental map, and the original rental application.

Thank you,
Mary

Mary Condon
Water Supply Bank Program Coordinator



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front St
Boise Idaho 83702
(208) 287-4800
Direct: (208) 287-4936
bank@idwr.idaho.gov

MEMORANDUM FOR APPLICATION 3096 / AGREEMENT # 931

To: Water Right(s) 29-2395, 29-14012, 29-14013, 35-14041

From: Mary Condon

Date: March 4, 2025

Re: Review & Analysis of Application to Rent Water from the State Water Supply Bank

PURPOSE/NARRATIVE: Repeat rental application for 220 acres worth of irrigation from ground water within the Eastern Snake Plain Aquifer Ground Water Management Area (ESPA GWMA) for 2025 was received on November 1, 2024. Previous rental agreements were in the name of PEP LLC, and for this year new rentals are requested to be rented under Pratt Farms.

AUTHORITY TO FILE: Application to rent was completed by Jason Helms on behalf of Pratt Farms and was signed by Chris Pratt. Chris is listed as the sole owner of Pratt Farms in the 2023 Idaho Secretary of State business filing. A review of the rental location lists PEP LLC as the owner according to the 2024 Bingham County Tax Lot data. Chris Pratt is a member of PEP LLC. No concerns with authority to file. Point of diversion (POD) is WMIS Id 1004117 – no water rights.

WATER RIGHT VALIDITY: Water rights meet Idaho Code § 42-1764
Water Right 29-2395 – Current Lease years 2024-2028; Rented in 2023 & 2024;
Water Right 29-14012 – Pending Lease year 2025; Rented in 2023 & 2024;
Water Right 29-14013 – Pending Lease year 2025; Rented in 2023 & 2024;
Water Right 35-14041 – Lease years 2023-2027; Rented in 2023 & 2024;
No concerns with validity of requested water rights.

INJURY TO OTHER WATER RIGHTS: Rental diversion of ground water is within the ESPA, and ETRAN 3.4 modeling is required as part of the rental application. The modeling analysis and results were included with the rental application, with annotations for periods of non-use of requested water rights, as well as inclusion of amounts rented to the same location or other locations. See additional calculations and results of ESPA modeling at the end of memo. After correcting slight errors in the modeling numbers provided, review staff verified no mitigation is required for the repeat rentals of requested water rights to the same rental POD in 2025.

ENLARGEMENT OF USE: There are no other water rights at the proposed rental place of use or from the rental POD. Rental requests a maximum diversion rate of 2.76 cfs, 880.0 acre-feet annually, for the irrigation of 220 acres, equal to 0.013 cfs per acre and 4.0 acre-feet per acre. This amount is the additive sum of the requested water rights that have no combined limits. The area headgate standard is 4.0 acre-feet per acre. No concerns with enlargement of the leased water rights through the rental.

LOCAL PUBLIC INTEREST: This is a repeat rental and review staff has no information to suggest this application is inconsistent with the local public interest.

BENEFICIAL USE/CONSERVATION OF WATER RESOURCES: A review of 2023 NAIP and 2024 Sentinel imagery reveals only 102 acres of the authorized 220 acres have been irrigated at the rental POU in 2023 and 2024. Review staff recommend limiting future rentals at the rental POU to the acre amount achieved by the end of the 2025 irrigation season.

DEPARTMENT STAFF OR WATERMASTER COMMENTS: The location for the rental POD is in Bingham County, IDWR Eastern Region, the ESPA GWMA, within the Aberdeen American Falls Ground Water District, and is subject to Water District # 120 administration. Review staff requested comments or concerns from the regional manager and the watermaster via email on March 12, 2025.

ESPA CALCULATIONS AND SUMMARY:

Rental Request – Start 2025 ; Grid Cell R77, C111; TO Well – 220 acres authorized
Combined Leased Rights; Grid Cells MULTIPLE; FROM Wells – 220 acres required

Previous rentals from the same water rights to rental POD in years 2023 and 2024. Modeling includes impact analysis for all three years. Upper rows in table below are the highest approved acres rented for each water right over the three years. Water rights 29-14012 and 29-14013 share the same six wells, with the weighted centroid located in Row 96 Column 122. Additionally, WR 29-2395 was idled while protected from forfeiture through Section 42-223(1), Idaho Code for years 1997 through 2010 per information provided with the lease review in 2015, and WR 35-14041 was idled while protected for years 2007 through 2022 per information provided with the lease review in 2023. Idled wells are modeled with zeroes in the With Transfer From Well for the protected years. No mitigation is required for the continued rental of these rights in 2025.

Modeling Calculations - No Mitigation or offset							
TO WELL	FROM WELL 1	FROM WELL 2	FROM WELL 3	Water Right	Priority Date	Rented Acres	Consumptive Use per Trimester
77; 111	96; 122			29-14012	8/19/1952	11	33.0 AFY / 3 = 11.0 AF
77; 111	96; 122			29-14013	8/19/1952	77.5	232.5 AFY / 3 = 77.5 AF
77; 111		97; 124		29-2395	2/28/1958	170	510.0 AFY / 3 = 170.0 AF
77; 111			66; 128	35-14041	10/16/1974	115	345.0 AFY / 3 = 115.0 AF
42-223(1)		97; 124		29-2395	1997 - 2010		0.0 AF
42-223(1)			66; 128	35-14041	2007 - 2022		0.0 AF
77; 111		97; 124		29-2395	2023	170	510.0 AFY / 3 = 170.0 AF
77; 111			66; 128	35-14041	2023	50	150.0 AFY / 3 = 50.0 AF
RENTAL 749					2023	220	220.0
77; 111	96; 122			29-14012	2024	11	33.0 AFY / 3 = 11.0 AF
77; 111	96; 122			29-14013	2024	77.5	232.5 AFY / 3 = 77.5 AF
77; 111		97; 124		29-2395	2024	20.3	60.9 AFY / 3 = 20.3 AF
77; 111			66; 128	35-14041	2024	111.2	333.6 AFY / 3 = 111.2 AF
RENTAL 825					2024	220	220.0
77; 111	96; 122			29-14012	2025	11	33.0 AFY / 3 = 11.0 AF
77; 111	96; 122			29-14013	2025	77.5	232.5 AFY / 3 = 77.5 AF
77; 111		97; 124		29-2395	2025	16.5	49.5 AFY / 3 = 16.5 AF
77; 111			66; 128	35-14041	2025	115	345.0 AFY / 3 = 115.0 AF
RENTAL APP 3096					2025	220	220.0

Mitigation
Trimester

One-Way Analysis of Independent Transfers

New Water Right (GModelo):

WR No.	POD Location	Dedicated Vol. AFA/ AFT	Model Node	Impact by Reach (AF/Trimester)										
				Ashton to Rexburg	Heise to Shelley	Shelley to Nr Blackft	Nr Blackft To Neeley	Neeley to Minidoka	Dev Wbl To Buhl	Buhl to Kspr	Kspr	Kspr to Malad	Malad	Malad to Bancroft
				3.63	6.05	32.00	325.16	1.63	1.66	1.34	0.61	0.57	0.65	0.09
				3.63	6.05	31.99	325.13	1.62	1.65	1.34	0.61	0.57	0.65	0.09
				3.63	6.05	32.00	325.16	1.63	1.66	1.34	0.61	0.57	0.65	0.09
				3.63	6.05	33.64	325.13	1.78	1.65	1.34	0.61	0.57	0.65	0.09

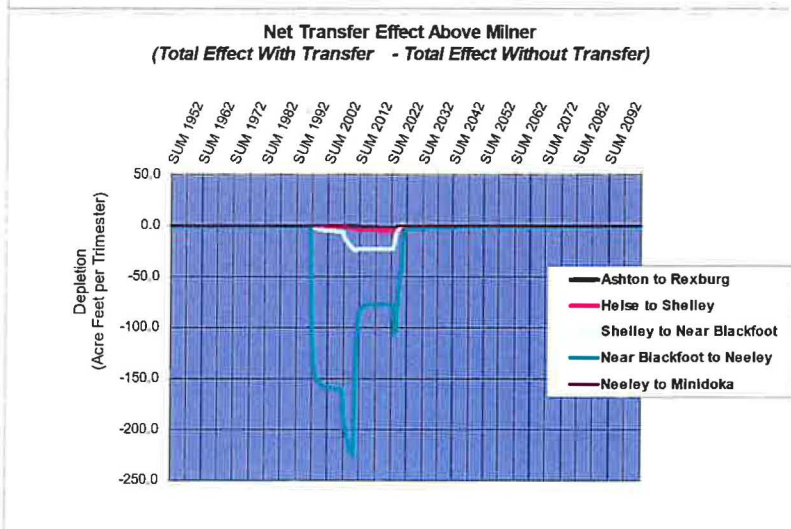
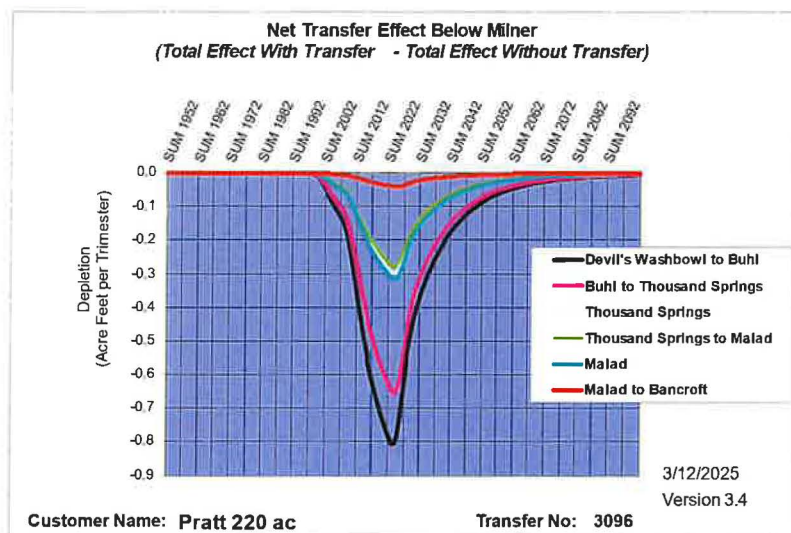
Steady State Analysis

Mitigation Check 1 - >10% of Historical:	-0.2%	-0.1%	0.0%	0.0%	-0.1%	-0.3%	-0.3%	-0.3%	-0.3%	-0.4%	-0.4%
Mitigation Check 2: > 2 AF/T:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Mitigation Check 3 - >10% of Total:	1.0%	1.6%	8.6%	87.1%	0.4%	0.4%	0.4%	0.2%	0.2%	0.2%	0.0%
Mitigation Required?:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Mitigation Vol. Req'd (ac-ft):	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Transient State Analysis

Mitigation Check 1 - >10% of Historical:	-0.2%	-0.1%	5.1%	0.0%	9.2%	-0.3%	-0.3%	-0.3%	-0.3%	-0.4%	-0.4%
Mitigation Check 2: > 2.01 AF/T:	0.0	0.0	1.6	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Mitigation Required?:	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Mitigation Vol. Req'd (ac-ft):	0.0	0.0	1.6	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0

Read Me



ENTER STARTING DATE FOR

SIMULATION. THEN PUSH

TRANSFER NO:

"UPDATE DATES" BUTTON

3096

YEAR

1952

TRANSFER NAME:

SEASON

SUMMER

Pratt 220 ac

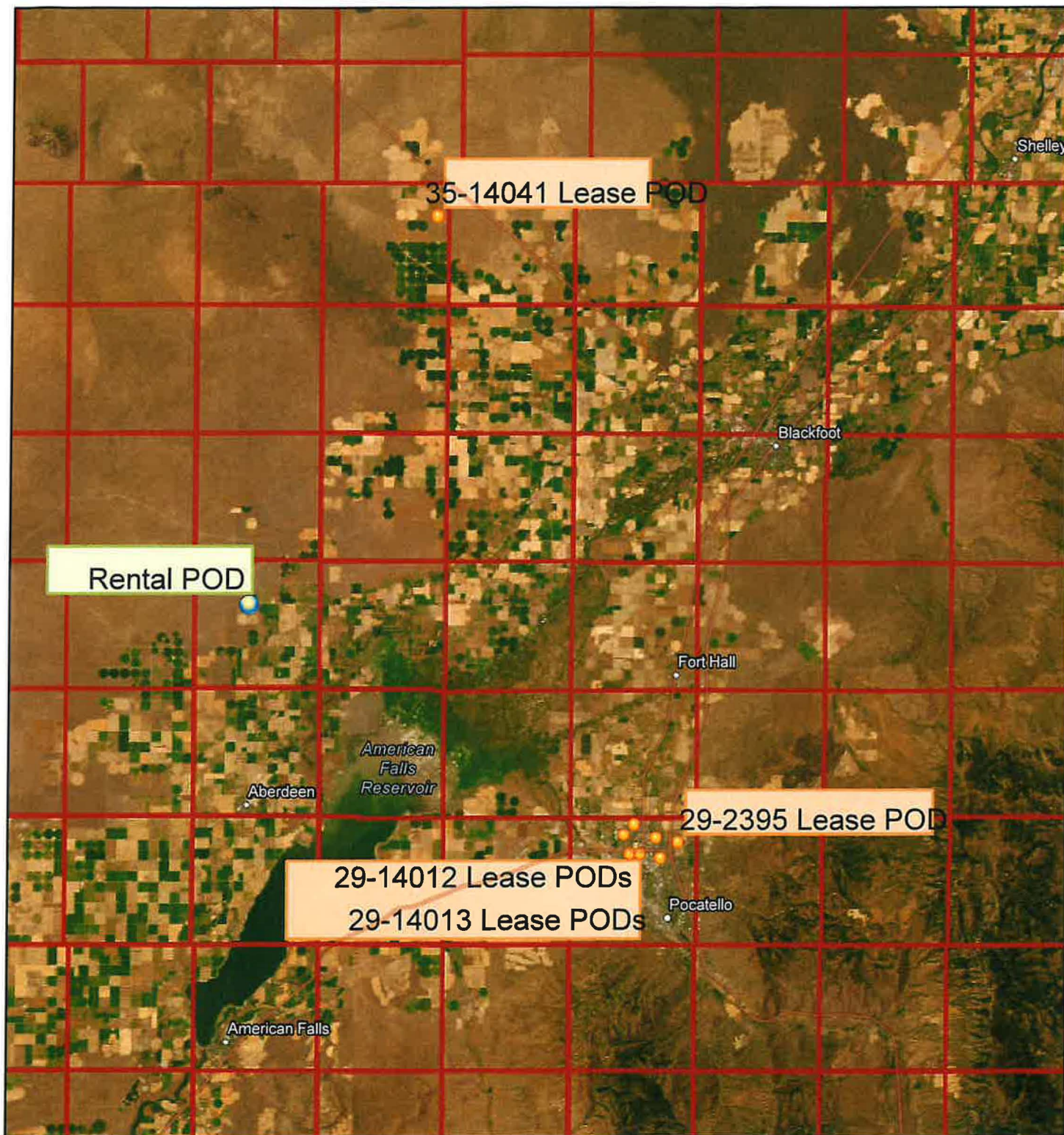
CALCULATE EFFECTS

ENTER CELL LOCATIONS:

	'TO' CELL	'FROM1' CELL	'FROM2' CELL	'FROM3' CELL
ROW	77	96	97	66
COLUMN	111	122	124	128

TRIMESTER OF ACTIVITY	TO WELL	FROM1 WELL		FROM2 WELL		FROM3 WELL	
	Projected Use AF/TRIMESTER	With Transfer AF/TRIMESTER	Without Transfer AF/TRIMESTER	With Transfer AF/TRIMESTER	Without Transfer AF/TRIMESTER	With Transfer AF/TRIMESTER	Without Transfer AF/TRIMESTER
SUM 1952	0.00	88.50	88.50	0.00	0.00	0.00	0.00
WIN 1952	0.00	88.50	88.50	0.00	0.00	0.00	0.00
SPR 1953	0.00	88.50	88.50	0.00	0.00	0.00	0.00
SUM 1957	0.00	88.50	88.50	0.00	0.00	0.00	0.00
WIN 1957	0.00	88.50	88.50	0.00	0.00	0.00	0.00
SPR 1958	0.00	88.50	88.50	170.00	170.00	0.00	0.00
SUM 1958	0.00	88.50	88.50	170.00	170.00	0.00	0.00
WIN 1958	0.00	88.50	88.50	170.00	170.00	0.00	0.00
SPR 1974	0.00	88.50	88.50	170.00	170.00	0.00	0.00
SUM 1974	0.00	88.50	88.50	170.00	170.00	0.00	0.00
WIN 1974	0.00	88.50	88.50	170.00	170.00	115.00	115.00
SPR 1975	0.00	88.50	88.50	170.00	170.00	115.00	115.00
SUM 1975	0.00	88.50	88.50	170.00	170.00	115.00	115.00
SUM 1996	0.00	88.50	88.50	170.00	170.00	115.00	115.00
WIN 1996	0.00	88.50	88.50	170.00	170.00	115.00	115.00
SPR 1997	0.00	88.50	88.50	0.00	170.00	115.00	115.00
SUM 1997	0.00	88.50	88.50	0.00	170.00	115.00	115.00
WIN 1997	0.00	88.50	88.50	0.00	170.00	115.00	115.00
SUM 2006	0.00	88.50	88.50	0.00	170.00	115.00	115.00
WIN 2006	0.00	88.50	88.50	0.00	170.00	115.00	115.00
SPR 2007	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SUM 2007	0.00	88.50	88.50	0.00	170.00	0.00	115.00
WIN 2007	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SPR 2008	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SUM 2008	0.00	88.50	88.50	0.00	170.00	0.00	115.00
WIN 2008	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SPR 2009	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SUM 2009	0.00	88.50	88.50	0.00	170.00	0.00	115.00
WIN 2009	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SPR 2010	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SUM 2010	0.00	88.50	88.50	0.00	170.00	0.00	115.00
WIN 2010	0.00	88.50	88.50	0.00	170.00	0.00	115.00
SPR 2011	0.00	88.50	88.50	170.00	170.00	0.00	115.00
SUM 2011	0.00	88.50	88.50	170.00	170.00	0.00	115.00
WIN 2011	0.00	88.50	88.50	170.00	170.00	0.00	115.00
SPR 2022	0.00	88.50	88.50	170.00	170.00	0.00	115.00
SUM 2022	0.00	88.50	88.50	170.00	170.00	0.00	115.00
WIN 2022	0.00	88.50	88.50	170.00	170.00	0.00	115.00
SPR 2023	220.00	88.50	88.50	0.00	170.00	65.00	115.00
SUM 2023	220.00	88.50	88.50	0.00	170.00	65.00	115.00
WIN 2023	220.00	88.50	88.50	0.00	170.00	65.00	115.00
SPR 2024	220.00	0.00	88.50	149.70	170.00	3.80	115.00
SUM 2024	220.00	0.00	88.50	149.70	170.00	3.80	115.00
WIN 2024	220.00	0.00	88.50	149.70	170.00	3.80	115.00
SPR 2025	220.00	0.00	88.50	153.50	170.00	0.00	115.00
SUM 2025	220.00	0.00	88.50	153.50	170.00	0.00	115.00
WIN 2025	220.00	0.00	88.50	153.50	170.00	0.00	115.00
SPR 2026	0.00	88.50	88.50	170.00	170.00	115.00	115.00
SUM 2026	0.00	88.50	88.50	170.00	170.00	115.00	115.00
WIN 2026	0.00	88.50	88.50	170.00	170.00	115.00	115.00

Water Supply Bank - Move Map - Rental Application 3096

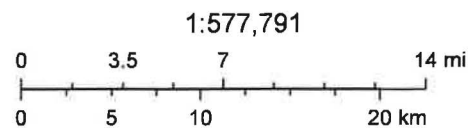


3/7/2025, 3:34:52 PM

 Townships

 Rental POD

 Lease POD



Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community