



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

July 16, 2025

A L CATTLE CO
PO BOX 608
EMMETT ID 83617

**RE: WITHDRAWAL OF APPLICATIONS TO LEASE WATER RIGHT No. 65-2043 TO THE
WATER SUPPLY BANK**

Dear Applicant:

Per your verbal request received on July 15 ,2025 the Department of Water Resources ("Department") acknowledges your request to withdraw your Lease Application(s) for the right(s) listed above.

Please note the forfeiture period is not tolled unless a right is accepted into the Bank, or unless an exception or defense to forfeiture applies as described under Idaho Code § 42-223. If forfeiture is a concern, you may consider filing an Application for Extension of Time to Avoid Forfeiture of a Water Right form. This and other water right forms are available from the Department's web site at www.idwr.idaho.gov.

If you have any questions, please contact us at (208) 287-4800.

Sincerely,

Catalina Beck

Water Resource Agent

Enclosure: Lease Application(s)



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Mathew Weaver

June 12, 2025

A L CATTLE CO
C/O GARY MALLORY (FOREMAN) PO BOX 608
EMMETT, ID 83617

**RE: APPLICATION TO LEASE WATER RIGHTS 63-2043 TO THE WATER SUPPLY BANK
CONTRACT 1997**

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

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2027** unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

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

Sincerely,

Catalina Beck

for

Water Supply Bank

Enclosures: Proposed Lease Contracts
Receipt C119510

MEMORANDUM FOR APPLICATION # 3122

To: Water Right 65-2043

From: Catalina Beck Water Resource Agent

Date: March 10, 2025

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

PURPOSE/NARRATIVE: A.L Cattle Inc submitted an application to lease on December 02, 2024. The application is for three years starting in 2025 along with a companion rental application no. 3123. The application proposed to lease the full water right 65-2043 of 54 irrigated acres to the Water Supply Bank. A.L Cattle Inc has an agreement with the renters (R M Herefords to irrigate the place of use for purpose of pasturing cattle.

AUTHORITY TO FILE: The lease application for A.L Cattle Inc was signed by Anges Brailsford. According to the Idaho Secretary of State Business website, Anges Brailsford is a registered agent and the president of A.L Cattle Inc. There are no concerns with their authority to file.

WATER RIGHT VALIDITY: The partial decree for water right 65-2043 was issued in June of 2004. Aerial imagery does not show obvious irrigation within the last five years so a letter was sent requesting more information. No response was received but aerial imagery and NAIP imagery indicates that the land was probably irrigated in 2023. The Landsat imagery does not show the land within the place of use as bright red, but responses written on the lease and rental applications suggest that the place of use is irrigated with a gravity system. According to Multiple programs memo #3 given that irrigation under the water right 65-2043 was most likely used within the last five years, the right is likely not lost to forfeiture.

INJURY TO OTHER WATER RIGHTS: The nonuse of these rights should not by itself cause any injury to other water rights.

ENLARGEMENT OF USE: There is an overlap with rights 65-22742 and 65-22745 at the place of use; however, water rights 65-22742 and 65-22745 authorize a domestic and stockwater use and there is no combined limit condition for these rights and right 65-2043. There are no concerns with enlargement.

LOCAL PUBLIC INTEREST: Leasing this right to be available for rental is in the local public interest.

BENEFICIAL USE/CONSERVATION OF WATER RESOURCES: The lease appears consistent with the conservation of water resources in Idaho.

DEPARTMENT STAFF OR WATERMASTER COMMENTS: The location for the rental PD is within Water District 65. Comment requests were sent on May 29, 2025 to Western region and watermaster. No concerns were received.

Beck, Catalina

From: Beck, Catalina
Sent: Thursday, May 29, 2025 12:17 PM
To: Miller, Nick
Cc: Neil Shippy; Bank
Subject: Water Supply Bank Lease application 3122 and Water Supply Bank rental application 3123
Attachments: Lease WR 65-2043 Place Of Use.pdf; WSB Lease Application 3122 A L Cattle Inc 65-2043 (1).pdf; L1.1 Lease Review Memo .docx; WSB Rental Application 3123 R M Herefords.pdf; WSB Rental Place of Use .pdf; R2.8 Rental Review Memo Template.docx

Good Afternoon Nick,

We are seeking comments, regarding the Water Supply Bank (WSB) Lease Application 3122 for A.L Cattle Inc and Water Supply Bank (WSB) Rental Application 3123 for R/M. Herefords. I have attached a copy of the lease application, the lease review, a map for your reference, rental application, rental review, and map for your reference

Please submit your comments within 7 days, no later than June 12, 2025. If we do not hear from you by that date, we will assume that no comment from you means you have no objection to, concerns about, or conditions about the lease.

Comments are preferred to be received by e-mail to catalina.beck@idwr.idaho.gov. However, comments by regular mail is acceptable.

If you have any questions, don't hesitate to contact me at the State Office at (208) 287-4920.



Catalina Beck
Water Resource Agent
208-287-4920
Catalina.beck@idwr.idaho.gov

Idaho Department of Water Resources State Office
322 E Front Street Boise, ID 83702



IDAHO DEPARTMENT OF
WATER RESOURCES

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Governor Brad Little

Director Matthew Weaver

March 27, 2025

A L CATTLE CO
C/O GARY MALLORY (FOREMAN)
PO BOX 608
EMMETT ID 83617

RE: APPLICATION TO LEASE WATER RIGHT NO. 65-2043 TO THE WATER SUPPLY BANK

Dear Applicant:

On December 02, 2024, the Department of Water Resources (Department) received your application(s) to lease all of water right 65-2043 to the Water Supply Bank (Bank). Bank Rule 25 (also known as IDAPA 37.02.03.025) requires the Department to evaluate whether the water right has been lost through abandonment or forfeiture as defined by Section 42-222(2), Idaho Code. Section 42-222(2) states, in part, "All rights to the use of water acquired under this chapter or otherwise shall be lost and forfeited by a failure for the term of five (5) years to apply it to the beneficial use for which is was appropriated."

A review of historical records for the last 5 years shows no evidence of surface water right 65-2043 being used to irrigate 54 acres of the place of use that is currently owned by A.L. Cattle CO.

Water Supply Bank Rule 25-06.c establishes that the Idaho Water Resource Board (Board) will consider available information to indicate that a water right has been abandoned or forfeited in determining whether to accept an offered water right into the Board's Bank.

Please submit additional information to show beneficial use or some other defense to forfeiture pursuant to 65-2043 has occurred at the 54 acres place of use. If the information is not provided within 30 days, the Department will return your application. Alternatively, you may withdraw your lease application.

If you have any questions regarding this matter, please contact me at (208) 287-4920

Sincerely,

Catalina Beck

Water Resource Agent
(208)287-4920
Catalina.beck@idwr.idaho.gov

09/2024

STATE OF IDAHO
WATER RESOURCE BOARD

Print Form

RECEIVED

DEC 02 2024

DEPARTMENT OF
WATER RESOURCESAPPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK

WITHDRAWN

Applicant / Designated Lessor

A.I. Cattle Inc

(Select one owner – see item 1A on the application)

Water Right No.

65-05047

(One water right per application)

Is this application being submitted with a rental application as a lease/rental package? Yes ☐ No ☐

If yes, include renter and rental fee payment information as attachment 5B.

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. Applications that do not meet the minimum requirements will not be processed and may be returned or denied.

MINIMUM REQUIREMENT CHECKLIST

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

Yes

Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*, printed **single sided**, per requirement of the Water Supply Bank.

Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.

N/A

Yes

Attachments



1A

Signatures and contact information for **all owners** of the water right to be leased or sold on this application.

1B

An Internal Revenue Service (IRS) Form W-9 for the Applicant / Designated Lessor.

1C

Notice of Change in Water Right Ownership form (accessible from www.idwr.idaho.gov).

1D

Contact information for an authorized representative and documentary proof they are authorized to represent the Applicant on this application. If the Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.



2

Description of a water right portion offered to the Water Supply Bank.



3

A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.



4A

Written consent from irrigation district or water delivery company.



4G

Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.

5B¹

Rental rate and owner payment agreement between lessor and renter for lease/rental packages.

Department Use Only

Fee Amount \$ 250.00Received By: BMDate Received: 12-2-24Receipt # C119510W-9 received? Yes ☒ No ☐ (Route W-9 to Fiscal)Name on W-9: A.I. Cattle Inc

COPY

222

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. The applicant or designated lessor must be listed as a current owner of the water right offered for sale or lease to the Water Supply Bank. If there are multiple current owners, choose one owner as the Designated Lessor. Complete and attach the Designated Lessor - Attachment 1A of this application package with the signatures of all current owners.

Applicant / Designated Lessor A.L. Cattle, Inc.
Mailing Address P.O. Box 608 Emmett Id 83617
Street City State Zip Code
Email Address littlewoodsperdyguide.net Phone Number 208-265-2200

☒ The Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Lessor is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Lessor / Applicant submitted an IRS Form W-9 to this Department within 6 months? Yes ☒ No ☐
If no, complete the form and attach to this application (Attachment 1B).

- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

- D. Is this application being completed by an authorized representative of the Water Right Holder? Yes ☐ No ☒
If yes, representatives (includes employees of Water Right Holder companies) must complete this section and submit documentary proof of their authority to represent the Water Right Holder (Attachment 1D).

Name of Representative _____ Organization _____
Professional Title _____ Email Address _____
Mailing Address _____ Phone Number _____

☐ Send all correspondence for this application to the representative and not to the Designated Lessor / Applicant.

OR

☐ Send original correspondence to the Designated Lessor / Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☒ The full water right is being offered to the Bank and none will still be used.

OR

☐ A portion of the water right is being offered to the Bank and a portion will still be used.
If a portion of the water right is being offered, **complete Attachment 2.**

3. MAP

Attach a map. The map must locate the point of diversion from the source of water and the location of the lands to be idled or the place where the water will no longer be used. The map must also show townships, ranges, sections, and government lots. **For irrigation purposes**, mark the number of acres for lease **per** 40-acre tract (1/4-1/4). If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3.**

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Identify the owner of the water delivery system or well A. L. Coyle Inc.
If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to Section 42-108, Idaho Code and IDAPA WSB Rule 37.02.03.25.02e. (Label Attachment 4A)
- B. Please provide a description of the current water diversion and delivery system, including source, pump, pipeline or diversion.
gravity flow ditch
- C. Describe any other water sources, including municipal, irrigation company shares, or water rights with combined limits to the water right offered to the bank, which are used for the same purpose at the same place of use as the water right being offered to the Bank. NA
- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands, and usually have combined limits in the conditions of the water rights. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.
- E. Will the present place of use continue to receive water from any other source, including those listed in 4C? Yes ☐ No ☒
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. NA
- F. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☒ No ☐
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Label Attachment 4G). See Section 42-223, Idaho Code for exceptions to forfeiture, including lease into the Bank. Your application may be denied if forfeiture concerns are not addressed.
- G. Identify annual volumes and/or rates of water diverted (used) in the last 5 years to accomplish the beneficial use authorized by this water right. info not available
- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? ☐ ☒
If yes, describe. Yes No

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE CONTRACT

- A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒ ?

If lease, specify the first calendar year when the use of water will be suspended: 2025

All lease contracts are for a calendar year from January 1st to December 31st (year)

*Mark Desired Lease Duration (Calendar Years)					
☐ 1	☐ 2	☒ 3	☐ 4	☐ 5	Other Term Length (# of years): <i>*Prior IWRB approval required</i>

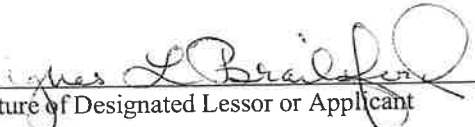
- B. Show the minimum payment acceptable to the seller/lessor. **If lease**, the minimum payment may be shown as the "current rental rate" as established by the IWRB, or a negotiated rental rate with submittal of an agreement between the lessor and the renter. *The owner payment is 90% of the rental fee. The administrative fee retained by the IWRB is 10% of either the current rental rate or the negotiated rental fee, whichever is higher. Include the method of determining the minimum payment if submitted as a companion lease rental package, and whether the owner payment will be paid directly to the lessor from the renter or if owner payment should be collected by the Department from the renter for payment to the lessor. (Label attachment 5B).*

current rental rate

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Lessor / Applicant acknowledges the following:

1. Payment to the Designated Lessor / Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Lessor / Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.


Signature of Designated Lessor or Applicant

Agnesh Brailsford
Printed Name

11.18.2024
Date

Signature of Co-Applicant

Printed Name

Date

Signature of Authorized Representative

Printed Name

Date

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

Print Form



0005960390

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005960390

Date Filed: 11/4/2024 9:17:56 AM

Entity Name and Mailing Address:

Entity Name:

A. L. CATTLE, INC.

The file number of this entity on the records of the Idaho

0000157616

Secretary of State is:

Address

PO BOX 608
EMMETT, ID 83617-0608

Entity Details:

Entity Status

Active-Good Standing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was: C48622

The registered agent on record is:

Registered Agent

AGNES L BRAILSFORD
Registered Agent

Physical Address

3695 MESA AVENUE
EMMETT, ID 83617

Mailing Address

Corporate Officers and Directors:

Name	Title	Business Address
Agnes L Brailsford	President	P.O. BOX 180 HAGERMAN, ID 83332
Myrn J Gosse	Vice President	4820 ADAMS RD NEW PLYMOUTH, ID 83655
andrew h little	Secretary	473 EAST IDAHO BLVD. EMMETT, ID 83617

The annual report must be signed by an authorized signer of the entity.

Job Title: Sec

Chris Little

Sign Here

11/04/2024

Date

B0958-9021 11/04/2024 9:18 AM Received by Office of the Idaho Secretary of State

11/4/24, 11:10 AM

Approved

From: no-reply@sos.idaho.gov
Subject: Approved
Date: 11/04/2024 11:20 AM
To: littlenc@speedyquick.net

Dear Chris Little,

The following document has been reviewed and approved by the Secretary of State's Office:

Annual Report
A. L. CATTLE, INC.

Please log in to your sosbiz.idaho.gov **Work Queue** account to view the filing.

Thanks for using sosbiz.idaho.gov.

Idaho Department of Water Resources

T09N R01W

Claims: 65-02043

Prepared by:

RON HOWERTON

Date: 2 AUG 00

Place of use



POD



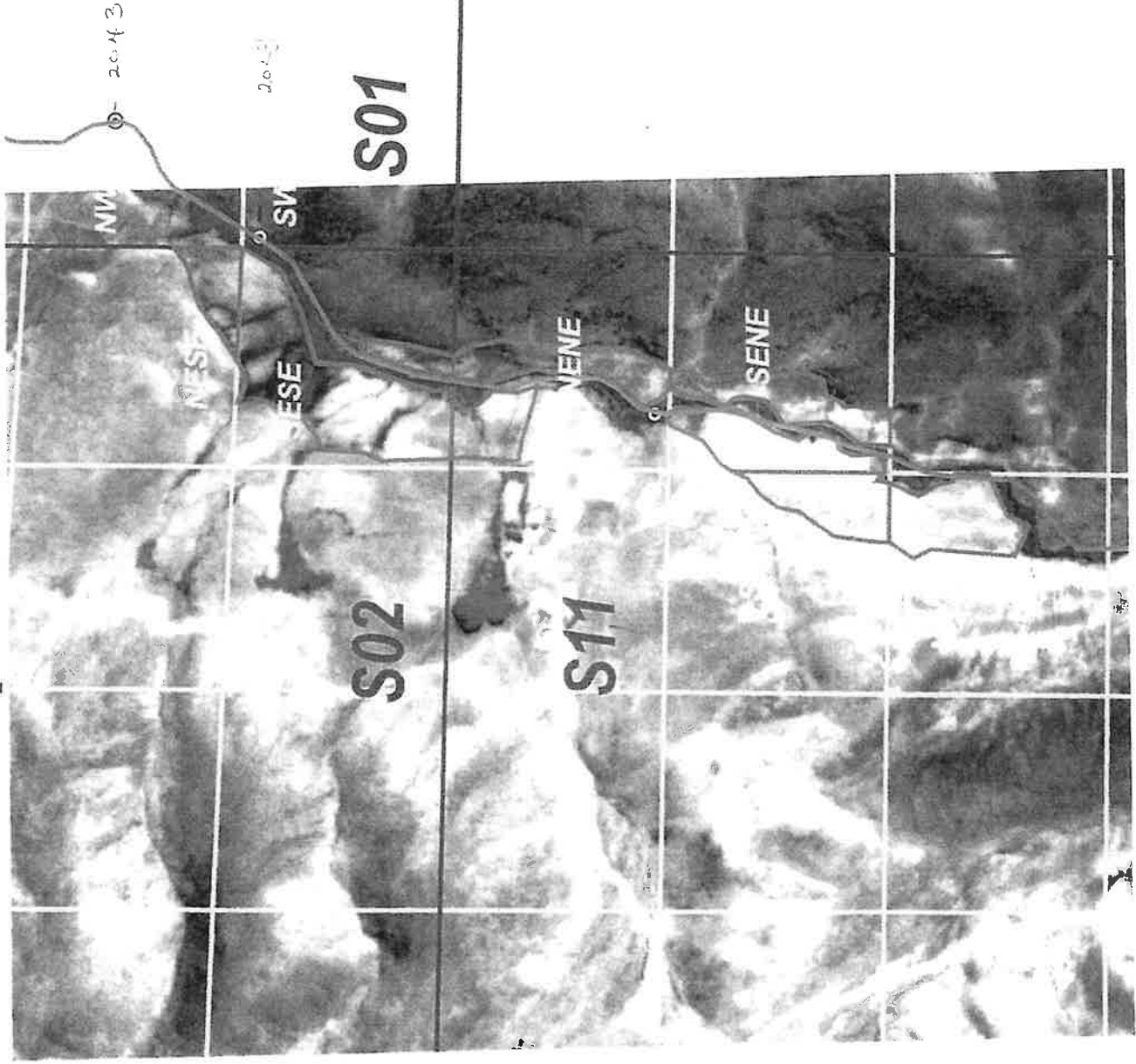
SECTION



1/4 1/4



1987 NAPP



A.L. Cattle, Inc.
P.O. Box 608
Emmett, Idaho 83617

November 26, 2024

A.L. Cattle, Inc. is authorizing R M Herefords to irriagate The Butte Ranch
for the purpose of pasturing cattle. Water Right 65-020243
R M Herefords is to pay owner fee for rental.

Thank You,

A handwritten signature in cursive script that reads "Chris Little".

Chris Little A.L. Cattle Inc.

3/22 + 3/23