

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 28 2025

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
SOUTHERN REGION

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
Parent 45-12444	Yes ☒	Yes ☐		Yes ☐	Yes ☐
Child 45-14588	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Schenk Land & Cattle LP
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Idaho Agri Investments LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- PO Box 342 Claron IA 50525-0342
Mailing address City State Zip
- 515-851-0831 plarson@wrightcountyega.com
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☒ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: May 27, 2021
6. Do you own the land identified as the water right place of use? Yes ☐ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☒ Filing fee (see instructions for further explanation):
o \$25 per *undivided* water right.
o \$100 per *split* water right.
o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Patsy Larson Manager 4/25/25
Signature of new owner/claimant Title, if applicable Date
PATSY LARSON
Print name

Signature: _____
Signature of new owner/claimant Title, if applicable Date
Print name

Received by: SC Date: 4-28-2025 For IDWR Office Use Only: Receipt No. 5040623 Receipt Amt. \$100
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by TW Date 8/11/2025

SUPPORT DATA
IN FILE # 45-12444

WARRANTY DEED

FOR VALUE RECEIVED,

21413304

SCHENK LAND & CATTLE, L.P., an Idaho limited partnership which is also shown of record as Schenk Land and Cattle, L.P. , an Idaho limited partnership, the "Grantor", does hereby grant, bargain, sell and convey unto **IDAHO AGRI INVESTMENTS, LLC**, an Idaho limited liability company, whose address is 127 Conley Dr, Chestertown, MD 21620, the "Grantee", the following described premises located in Cassia County, Idaho:

See Exhibit A Legal Description

Together with all appurtenant water rights including Water Rights Nos. 45-4258B and the stockwater portion of Water Right No. 45-12444.

Also together with an 20' easement over, across, above, and under the existing main line delivering water from the point of diversion for Water Right No. 45-12444 to the Real Property.

TO HAVE AND TO HOLD the premises, with their appurtenances unto the Grantee, its successors and assigns forever. The Grantor does hereby covenant to and with the Grantee, that they are the owners of the premises; that they will warrant and defend the same from all lawful claims whatsoever, except as hereinabove specifically provided, and the specific exceptions listed below:

Taxes, including any assessments collected therewith, for the year 2021 and subsequent years.

The land described herein is located within the boundaries of Oakley Canal Company and is subject to any assessments levied thereby.

The land described herein is located within the boundaries of Southwest Irrigation District and is subject to any assessments levied thereby.

County Road Right-of-way and the rights of access thereto for maintenance of.

Ditch, road, and public utility easements as the same may exist over said premises.

Mineral Deed from Albert Anderson & Sons, Incorporated to Fred Foss,
Dated: May 17, 1952
Recorded: June 6, 1952
Instrument No.: 175775 in Book 54 of Deeds, Page 554

Statement of Claim & Notice of Intent to Preserve executed by Ladd Petroleum Corporation,
Dated: September 17, 1984
Recorded: September 24, 1984
Instrument No.: 163826

An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company, a corporation
Recorded: October 6, 1972
Instrument No.: 65564

(Covers SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 12 South, Range 23 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Power Line Easement.

Granted to: Idaho Power Company, a corporation
Recorded: April 25, 1975
Instrument No.: 82934

(Covers the West 350 feet of Lot 4 of Section 30, Township 12 South, Range 23 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Grant of Easement.

Granted to: First Security Bank of Idaho, N.A.
Recorded: April 15, 1985
Instrument No.: 168588

(Covers part of the E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 22 East of the Boise Meridian)

An easement for the purpose shown below and rights incidental thereto as set forth in Grant of Easement.

Granted to: First Security Bank of Idaho, N.A.
Recorded: April 15, 1985
Instrument No.: 168594

(Covers E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 25, Township 12 South, Range 22 East of the Boise Meridian)

Terms, conditions, easements and, obligations, if any, contained in Stock Water Agreement by and between Lambert Produce Inc. and Raymond C. Anderson and Margene Anderson, husband and wife and Robert W. Schenk and Fredona W. Schenk, husband and wife.

Recorded: January 17, 1986

Instrument No: 175582

DATED THIS 27 day of May, 2021.

"GRANTOR"

SCHENK LAND & CATTLE, L.P.
an Idaho limited partnership

BY: ROBERT SCHENK FEEDLOT, INC.
an Idaho corporation, General Partner

Dallan R. Schenk
By: Dallan R. Schenk, President

State of Idaho)
County of Cassia) ss:

On this 27 day of May, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Dallan R. Schenk, known or identified to me to be the person whose name is subscribed to the within instrument, as President of Robert Schenk Feedlot, Inc., said Corporation known to me to be the General Partner of Schenk Land & Cattle, L.P., an Idaho limited partnership, the limited partnership that executed the within instrument and acknowledged to me that he executed the same as President and that such Corporation executed it as General Partner of the limited partnership and that such limited partnership executed it..

Annette Roth
Notary Public
Commission Expires 8-4-2023

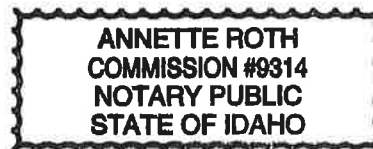


EXHIBIT A

Legal Description:

**PARCEL NO. 1:
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO**

Section 25: SE¼ and E½E½SW¼, EXCEPT the

following described tracts: Tract No. 1:

Beginning at the Southeast corner of said Section 25, said corner marked by a 3 inch Cassia County survey cap which shall be the Point of Beginning;

Thence North 89°11'46" West along section line for 1346.50 feet to a P.K. Nail; Thence North 0°17'37" West for 125.15 feet to a ½ inch rebar;

Thence on a curve to the left for 3174.08 feet to a ½ inch rebar, said curve having a central angle of 138°27'21" with a radius of 1313.50 feet with a long chord bearing of North 0°17'37" West for a distance of 2456.24 feet;

Thence North 0°17'37" West for 94.99 feet to a ½ inch rebar on section line;

Thence South 89°26'12" East along section line for 1346.40 feet to the East quarter section corner of Section 25, said corner marked by a

U.S. General Land Office pipe with brass cap;

Thence South 0°17'35" East along section line for 2682.03 feet to the Point of Beginning.

Tract No. 2:

Beginning at the S¼ corner of said Section 25, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top; Thence South 89°09'52" East along the South section line for a distance of 674.05 feet to a ½ inch rebar which shall be the Point of Beginning;

Thence North 00°19'06" West for a distance of 2673.80 feet to a ½ inch rebar on the North line of the SE¼; Thence South 89°24'15" East along said line for a distance of 647.81 feet to a ½ inch rebar;

Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 94.99 feet;

Thence along a non-tangent curve to the right for a distance of 3174.30 feet (3174.08 feet rec.), said curve having a radius of 1313.50 feet and a central angle of 138°27'55" (138°27'21" rec.) and a long chord bearing of South 00°15'35" East (South 00°17'37" East, rec.) for a distance of 2456.32 feet (2456.24 feet, rec.);

Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 125.15 feet to a P.K. nail on the South section line; Thence North 89°09'52" West along said line for a distance of 645.12 feet to the Point of Beginning.

**TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO**

Section 25: Part of the SE¼, more particularly described as follows:

Beginning at the Southeast corner of said Section 25, said corner marked by a 3 inch Cassia County survey cap which shall be the POINT OF BEGINNING;

Thence North 89°11'46" West along section line for 1346.50 feet to a P.K. Nail; Thence North 0°17'37" West for 125.15 feet to a ½ inch rebar;

Thence on a curve to the left for 3174.08 feet to a ½ inch rebar, said curve having a central angle of 138°27'21" with a radius of 1313.50 feet with a long chord bearing of North 0°17'37" West for a distance of 2456.24 feet;

Thence North 0°17'37" West for 94.99 feet to a ½ inch rebar on section line;

Thence South 89°26'12" East along section line for 1346.40 feet to the East quarter section corner of Section 25, said corner marked by a
U.S. General Land Office pipe with brass cap;
Thence South 0°17'35" East along section line for 2682.03 feet to the POINT OF BEGINNING.
TOWNSHIP 12 SOUTH, RANGE 22 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 25: Part of the SE¼, more particularly described as follows:

Beginning at the S¼ corner of said Section 25, said corner marked by a 5/8 inch rebar with a 3 inch Cassia County Survey cap on top; Thence South 89°09'52" East along the South section line for a distance of 674.05 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence North 00°19'06" West for a distance of 2673.80 feet to a ½ inch rebar on the North line of the SE¼;
Thence South 89°24'15" East along said line for a distance of 647.81 feet to a ½ inch rebar; Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 94.99 feet;
Thence along a non-tangent curve to the right for a distance of 3174.30 feet (3174.08 feet rec.), said curve having a radius of 1313.50 feet and a central angle of 138°27'55" (138°27'21" rec.) and a long chord bearing of South 00°15'35" East (South 00°17'37" East, rec.) for a distance of 2456.32 feet (2456.24 feet, rec.);
Thence South 00°15'34" East (South 00°17'37" East rec.) for a distance of 125.15 feet to a P.K. nail on the South section line; Thence North 89°09'52" West along said line for a distance of 645.12 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 30: E½SE¼ and Lots 3 and 4

PARCEL NO. 3:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
STATE OF IDAHO

Section 30: Part of the SE¼NE¼, more particularly described as follows:

Beginning at the East ¼ Section corner of Section 30, said corner marked by a 5/8 inch rebar with a 3 inch cap on top which shall be the
POINT OF BEGINNING;
Thence North 88°03'02" West along the south line of the NE¼ for a distance of 1074.10 feet to a ½ inch rebar; Thence North 81°30'25" East for a distance of 122.12 feet to a ½ inch rebar;
Thence North 75°29'21" East for a distance of 125.25 feet to a ½ inch rebar;
Thence along a non-tangent curve to the left for a distance of 1044.19 feet to a ½ inch rebar, said curve having a radius of 1352.21 feet and a central angle of 44°14'39" with a long chord bearing of North 46°32'58" East for a distance of 1018.44 feet;
Thence North 89°24'19" East for a distance of 45.12 feet;
Thence North 89°24'19" East for a distance of 41.59 feet to the east line of Section 30;
Thence South 00°23'28" East along the east line of Section 30 for a distance of 787.28 feet to the POINT OF BEGINNING.

**PARCEL NO. 4:
TOWNSHIP 12 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
STATE OF IDAHO**

Section 30: Part of U.S. Government Lot 2, more particularly described as follows:

**Beginning at the West ¼ Section corner of Section 30, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the
POINT OF BEGINNING;**

Thence North 00° 18' 07" West along the west line of Section 30 for a distance of 249.84 feet to a ½ inch rebar; Thence South 72° 06' 34" East for a distance of 908.98 feet to a ½ inch rebar on the south line of Lot 2;

Thence North 88° 03' 02" West along the south line of Lot 2 for a distance of 864.21 feet to the POINT OF BEGINNING.

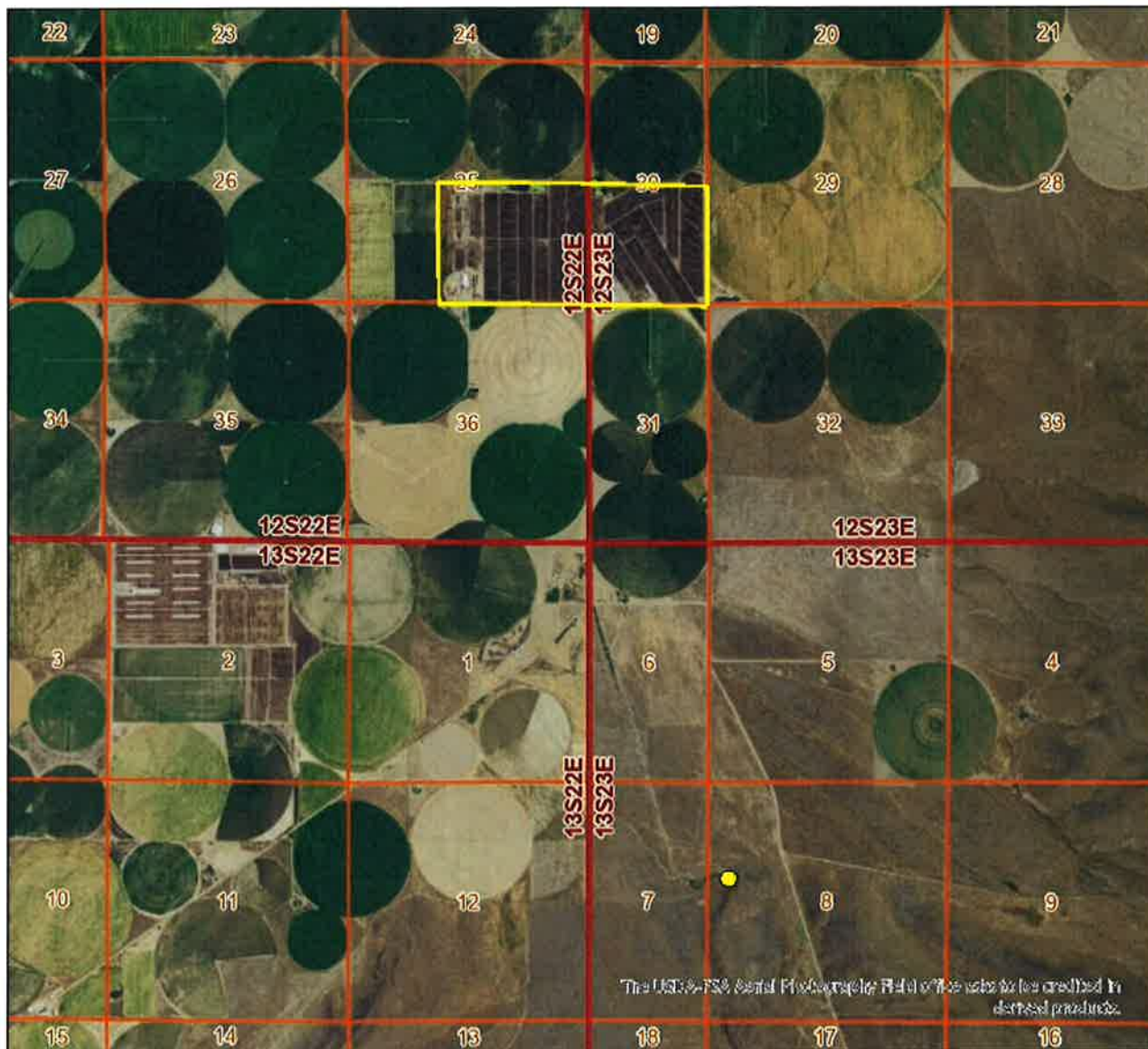
State of Idaho
Department of Water Resources

Water Right

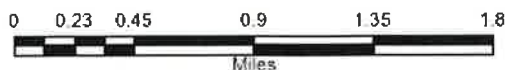
45-12444

STOCKWATER

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 4/25/2025



Legend

- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



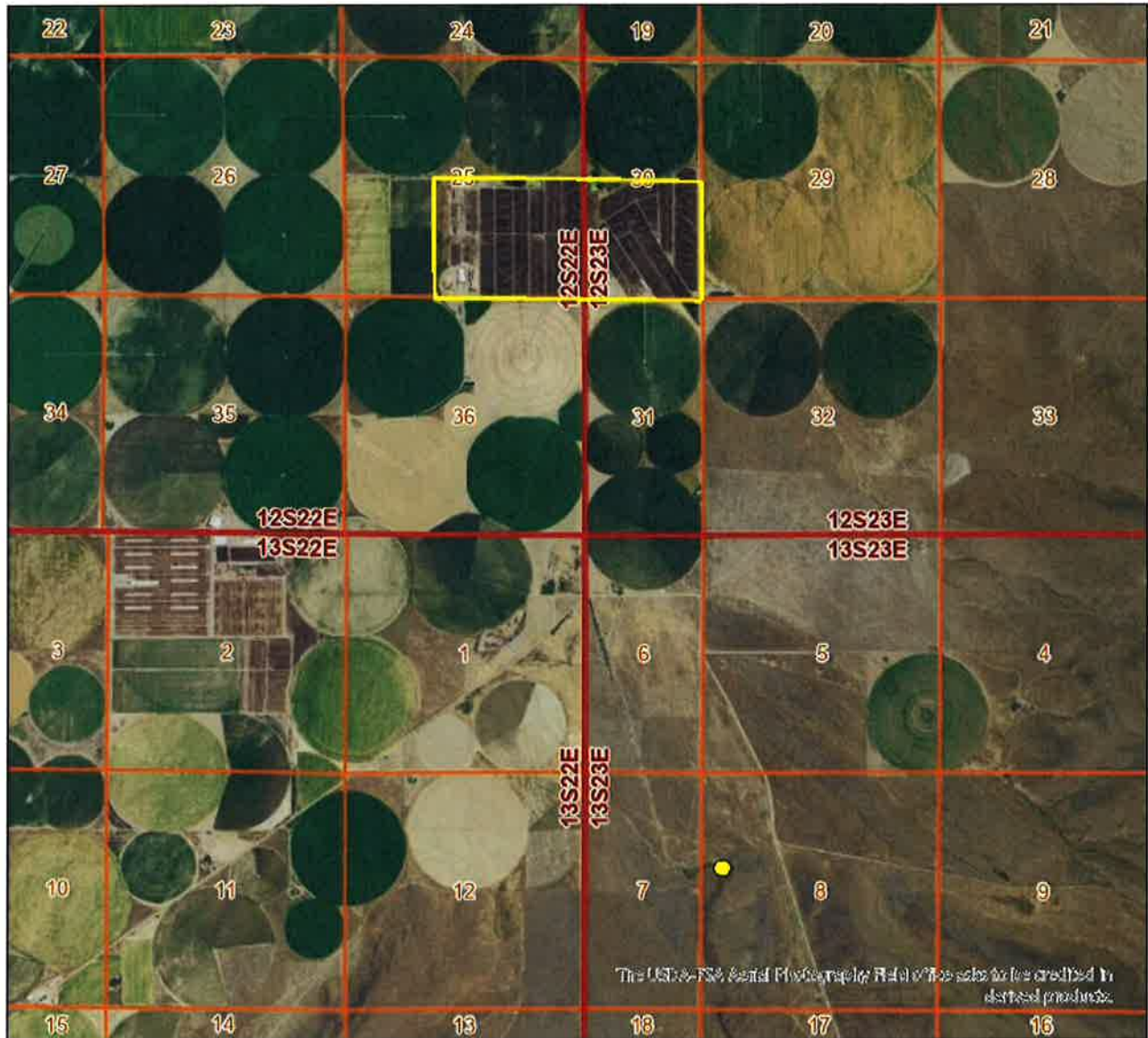
State of Idaho
Department of Water Resources

Water Right

45-12444

COMMERCIAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 4/25/2025



Legend

- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion





0005840490

**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 #: 0005840490

Date Filed: 8/5/2024 9:55:43 AM

B0933-5107 08/05/2024 9:55 AM Received by Office of the Idaho Secretary of State

Entity Name and Mailing Address:		
Entity Name:	IDAHO AGRI INVESTMENTS LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0000393718	
Address	PO BOX 609 TURNER, ME 04282	
Entity Details:		
Entity Status	Active-Existing	
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:	W128676	
The registered agent on record is:		
Registered Agent	Theodore R Larsen Registered Agent Physical Address 153 E MAIN ST JEROME, ID 83338 Mailing Address PO BOX 168 JEROME, ID 83338-0168	
Agent or Address Change		
☐ Select if you are appointing a new agent.		
Limited Liability Company Managers and Members		
Name	Title	Business Address
PATSY ANNE LARSON	Manager	PO BOX 342 CLARION, IA 50525-0342
The annual report must be signed by an authorized signer of the entity.		
Job Title: Registered Agent		
<i>Theodore R Larsen</i>		<i>08/05/2024</i>
Sign Here		Date



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 11, 2025

IDAHO AGRI INVESTMENTS LLC
PO BOX 342
CLARION IA 50525-0342

Re: Change in Water Right Ownership: 45-12444 (Split into 45-12444 and 45-14588),

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-293-9912.

Sincerely,

Tyler Wallace
Engineer associate

Enclosure(s)

c: SCHENK LAND & CATTLE LP, BROCKWAY ENGINEERING C/O GREG SULLIVAN,
WATER DISTRICT 140



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

April 28, 2025

Corey Skinner
Idaho Department of Water Resources
650 Addison Ave. W., Ste. 500
Twin Falls, ID 83301

Re: Idaho Agri Investments LLC

Dear Mr. Skinner:

Idaho Agri Investments LLC purchased a stock yard in Cassia County located at Township 12 South Range 22 East Section 25 and Township 12 South Range 23 East Section 30. When the stock yard was purchased, Schenk Land and Cattle LP agreed to convey 1.0 cfs of stock and commercial water to the feed lot. It is requested the IDWR split the 1.0 cfs of water right 45-12444 into the name of Idaho Agri Investments based on the attached warranty deed.

No other changes to the water right is proposed at this time.

Please contact me if you have any questions.

Sincerely,

Greg Sullivan, M.S., Engineer

Cc: Ted Larson

Enc: IDWR Change of Ownership Form, Water Right Report, Water Right Aerial Map, Warranty Deed, Annual Report, Brockway Engineering Check # 18529 for \$100.00.

CHARLES E.
BROCKWAY,
PH.D., P.E.

CHARLES G.
BROCKWAY,
PH.D., P.E.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

RECEIVED
APR 28 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION