

RECEIVED

SEP 12 2025

DEPT. OF WATER RESOURCES
EASTERN REGION

Form 42-248(9) 3/22

RECEIVED

SEP 18 2025

DEPT. OF WATER RESOURCES
SOUTHERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Security Interest in a Water Right**
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	36-2371 A			
	36-2638			

2. The following
- REQUIRED**
- information must be submitted with this form:

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION**.B) A **FEE** of **\$25.00** per water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

Idaho AgCredit, PCA

P.O. Box 985

Blackfoot, ID 83221

Phone 208-785-1510

Email

4. Name of Water Right Owner/Claimant(s)

Hansen's Quality Jerseys LLC

5. Expiration Date of Notification Period

7/1/2026

6. Is this a Renewal of Request for Notification?

☐ YES☒ NO

7. Signature(s) of Security Interest Holder(s)

Title, if applicable

Katie Wallace, Vice President

For Office Use OnlyReceived by m. petterDate 9-12-25Receipt No. E051123Fee 50.00

Processed by AJ

Date

WR

Date

10/28/2025

SUPPORT DATA

IN FILE # 36-2371A

Date: April 30, 2025

Loan: 0006671381 - 2228939101

WHEN RECORDED MAIL TO:

Idaho AgCredit, PCA
PO Box 985
Blackfoot, ID 83221

Instrument # 582477

Minidoka County, Rupert, Idaho
07/22/2025 10:22:48 AM No. of Pages: 10
Recorded for: TITLEONE - EAST REGION
Tonya Page Fee: \$45.00
Deputy: cbennett
Electronically Recorded

25539136

1. **THIS MORTGAGE** is made this April 30, 2025 between Hansen Ranch, LLP, An Idaho Limited Liability Partnership, By: Kent Hansen, President/CEO; and Hansen Farms Land LLC, An Idaho Limited Liability Company, By: Kent Hansen, President/CEO; and Hansen's Quality Jerseys, LLC, An Idaho Limited Liability Company, By: Kent Hansen, President/CEO, whose address is 680 N 300 E Rupert, ID 83350 hereinafter called "Mortgagor", and Idaho AgCredit, PCA ("Mortgagee"), a wholly owned subsidiary of Idaho AgCredit, ACA, a corporation, existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business at 188 W Judicial PO Box 985, Blackfoot, Idaho 83221.

2. **WITNESSETH:** That Mortgagor IRREVOCABLY GRANTS, BARGAINS, SELLS, CONVEYS AND ASSIGNS unto Mortgagee together with right of entry and possession the following described real property situated in the County(ies) of Minidoka, State of Idaho:

SEE ATTACHED SCHEDULE A FOR REAL ESTATE DESCRIPTION, TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY.

TOGETHER WITH: All fixtures, including but not limited to the following: All pumps, motors, columns, tubes, shafts, bowls, panels and all electrical appurtenances, mainline, laterals, wheel lines, pivot/circle irrigation systems, risers, heads, couplers, end plugs, valves, valve openers, reducers, joints, tees and wyes, as well as all additions and replacements thereof, hereby declared appurtenant thereto and which are more particularly described on the attached Schedule A.

WATER RIGHTS:

TOGETHER WITH: 3.12 acres of water, Serial #0207-00 in the Minidoka Irrigation District.

TOGETHER WITH: 26.20 acres of water, Serial #67-06 in the Minidoka Irrigation District.

TOGETHER WITH: 140.4 acres, 145 acres, 131.9 acres, 103 acres, 4.1 acres, 145.5 acres for a total of 669.9 assessed acres of water in the A & B Irrigation District.

TOGETHER WITH: Idaho Department of Water Resources License Number 36-2371, Priority Date December 31, 1958, for 1.89 cfs, for 103 acres from a well.

TOGETHER WITH: Idaho Department of Water Resources License Number 36-2638, Priority Date January 27, 1966, for 1.57 cfs, for 119 acres from a well.

36-2371A

This real estate is offered to secure all present and future loans or advances in the name(s) of Hansen Ranch, LLP, An Idaho Limited Liability Partnership, By: Kent Hansen, President/CEO; and Hansen Farms Land LLC, An Idaho Limited Liability Company, By: Kent Hansen, President/CEO; and Hansen's Quality Jerseys, LLC, An Idaho Limited Liability Company, By: Kent Hansen, President/CEO; and Hansen Farms of Idaho, LLC, An Idaho Limited Liability Company, By: Kent Hansen, President/CEO, as well as any renewals or extensions thereof.

This real estate mortgage is also intended to be a fixture filing and to be indexed not only as a mortgage but also as a fixture filing.

3. **TOGETHER WITH:** all buildings, structures, equipment, fixtures (including trees, vines and shrubs) and improvements of every kind and description now or hereafter constructed or placed thereon; all standing timber and timber to be cut located thereon; all existing and future water rights, however evidenced, to the use of water for irrigation, livestock and domestic purposes, including irrigation and watering equipment and systems, ditches, laterals, conduits, and rights-of-way used to convey such water or to drain the above-described property, all of which rights are hereby made appurtenant to the property (collectively, the "Water Rights"), and all pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property (hereafter collectively referred to as the "Property").

4. **MORTGAGOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS**, transfers, conveys and sets over to Mortgagee all the rents, royalties, issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Mortgagor by Paragraph 7.c hereof.

5. FOR THE PURPOSE OF SECURING:

a) payment of the indebtedness or obligations evidenced by the following promissory note(s) and/or guaranties executed by Mortgagor and/or others to the Mortgagee at the times, in the manner and with interest as therein set forth (notes may contain variable or adjustable rate provisions):

Date of Note	Maturity Date	Amount of Note
April 30, 2025	July 1, 2026	
April 30, 2025	July 1, 2026	

b) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may be made to Mortgagor, or Mortgagor's successors or assigns, and/or to parties whose obligation Mortgagor is guaranteeing, evidenced by a promissory note or otherwise and any obligations evidenced by any guaranties executed by Mortgagor in favor of Mortgagee; PROVIDED HOWEVER, THAT, such additional loans, advances, guaranty obligations shall be secured by this Mortgage only if the promissory note, guaranty, or other document evidencing such loans or advances shall recite that it is to be secured by this Mortgage; c) the payment of any substitute notes, renewals, reamortizations, and extensions of all indebtedness secured by this Mortgage; d) the performance of every obligation and agreement of Mortgagor whether contained or incorporated by reference in this Mortgage, or contained in any loan document or guaranty executed by Mortgagor in favor of Mortgagee, with respect to any loan, advance, or guaranty secured by this Mortgage; and e) the payment of all sums expended or advanced by Mortgagee under or pursuant to the terms of this Mortgage, together with interest thereon as herein provided. The continuing validity and priority



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of this Mortgage as security for future loans, advances or guaranties shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Mortgagor to Mortgagee or no commitment to make loans or advances.

6. TO PROTECT THE SECURITY OF THIS MORTGAGE, MORTGAGOR AGREES:

a) To use loan proceeds solely for the purposes set forth in the loan application(s) or agreements; to comply with the Farm Credit Act of 1971, as amended, and/or the regulations of the Farm Credit Administration, now existing or as hereafter amended.

b) To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Mortgagee, except in the ordinary course of business; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Mortgagor under any lease of the Property.

c) To provide, maintain and deliver to Mortgagee fire and all other types of insurance of the type and in amounts as Mortgagee may require, with loss payable clauses solely in favor of Mortgagee. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Mortgagee, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Mortgagor shall fail to provide satisfactory hazard insurance, Mortgagee may procure, on Mortgagor's behalf, insurance in favor of Mortgagee alone. If insurance cannot be secured by Mortgagor to provide the required coverage, such inability shall constitute an event of default hereunder.

d) To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the Property, or the rights or powers of Mortgagee; Mortgagee may appear in and litigate any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the Property, or Mortgagee's interest therein, in which event Mortgagor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title.

e) To pay on or before the due date all taxes and assessments affecting the Property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the Property; to pay, when due, all encumbrances, charges, and liens, on the Property or any part thereof, which at any time appear to be prior or superior hereto.

f) In case of any suit to foreclose this Mortgage or to collect any charge arising out of the debt hereby secured, or of any suit which the Mortgagee may deem necessary to prosecute or defend to effect or protect the lien herein, including any proceeding in bankruptcy, or if Mortgagee retains an attorney to advise Mortgagee in connection with this Mortgage or any other agreement related to the indebtedness secured by this Mortgage, Mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agrees to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums, costs and expenses shall be secured hereby and shall be included in any decree of foreclosure. The fees and costs described herein and elsewhere in this Mortgage shall be in addition to those set forth in the loan agreement or any other written agreement between Mortgagor and Mortgagee.

g) Should Mortgagor fail to make any payment or to do any act as provided for in this Mortgage, then Mortgagee, but without obligation to do so and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the Property, Mortgagee being authorized to enter upon the Property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee, including any bankruptcy proceeding affecting the Property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, appraisal, and environmental fees, and costs of securing evidence of title, and all amounts so expended shall be obligations of Mortgagor secured by this Mortgage. Nothing contained herein shall prohibit Mortgagee from entering the Property, at a reasonable time and upon reasonable notice to Mortgagor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property.

h) To pay immediately and without demand all sums expended by Mortgagee pursuant to the provisions hereof, with interest from date of expenditure at the same rate as is provided for in the note or notes secured by this Mortgage. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the indebtedness secured hereby and shall accrue interest as herein set forth. All such sums shall be secured hereby.

i) Environmental Representations, Warranties and Covenants.

1) Except as disclosed in writing to Mortgagee, or except as otherwise provided in any loan agreement between Mortgagee and Mortgagor which specifically refers to the Property, to the best knowledge of Mortgagor after due inquiry, Mortgagor hereby further represents, warrants and covenants as follows:

(a) No pollutants, contaminants (including oil or other petroleum products), toxic or hazardous substances, or solid or hazardous wastes, as such terms are defined under any federal, state or local Environmental Law, regulation or ordinance (hereinafter "Contaminants") have been, are being or will be generated, manufactured, produced, stored, disposed of, discharged, released, threatened to be released, or otherwise allowed to migrate or escape on, under or from the Property in such quantities or concentrations as would violate any federal, state or local Environmental Law, regulation or ordinance or as would require Mortgagor to report such condition to any governmental authority or to undertake removal or remedial action to clean up such contaminants;

(b) No Contaminants are located on, in or under any property located adjacent to the Property in such quantities or concentrations as would constitute a violation of any Environmental Law or as would require the owner of the adjacent property to report such condition to any governmental authority or to undertake removal or remedial action to clean up such Contaminants;

(c) Neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et seq.), or any analogous state law. Mortgagor shall immediately notify Mortgagee if Mortgagor acquires any information concerning the listing or proposed listing of the Property or any adjacent property and shall provide Mortgagee with any documents in Mortgagor's possession relative thereto;



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(d) No hazardous wastes, as defined under the Federal Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), or any analogous state law ("Hazardous Wastes"), have been, are being or will be stored or treated in surface impoundments or other structures or facilities located on the property that are partially or entirely below the ground surface;

(e) No litigation, investigation, administrative order, consent order, agreements, or other action, proceeding or settlement (hereinafter "Action") has previously been brought, is now pending, or to the best knowledge of Mortgagor threatened against or anticipated by Mortgagor, with respect to Mortgagor's use or management of Hazardous Materials or Hazardous Wastes or the environmental condition of the Property, including any underlying groundwater. Upon learning thereof, Mortgagor shall immediately notify Mortgagee of any such Action or threatened Action and provide Mortgagee with copies of all documentation relative thereto; and

(f) Except as disclosed in writing to Mortgagee, no underground tanks, wells (except domestic water wells), septic tanks, ponds, pits or any other storage tanks ("Tanks") (whether currently in use or abandoned) are or were located on or under the Property and no Tanks are or were serving the Property described herein. With respect to any Tanks disclosed in writing to Mortgagee, Mortgagor shall comply with all federal, state and local laws, regulations and ordinances and any requirements of city or county fire departments, applicable to the maintenance and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations Part 112.

2) Nothing herein shall be deemed to prohibit Mortgagor from (a) using, handling or storing hazardous materials or substances, as defined under any federal, state or local law, regulation or ordinance ("Hazardous Materials") or (b) storing or treating non-hazardous wastes, so long as such activities are carried out in a good and husbandlike manner in the ordinary course of business, and in compliance with all applicable environmental laws, regulations, permits, orders or other requirements.

3) In the event that Mortgagor is in breach of any of its representations, warranties or covenants as set forth above, Mortgagor, at its sole expense, shall take all action required, including environmental cleanup of the Property, to comply with the representations, warranties and covenants herein or applicable legal requirements and, in any event, shall take all action deemed necessary by appropriate governmental authorities. Mortgagee shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Mortgagor's obligations hereunder.

4) Mortgagor and its successors and assigns shall indemnify, defend, protect, and hold harmless Mortgagee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, liens, losses, liabilities, interest, judgments, response and cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs and the reasonable fees and expenses of counsel) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Mortgagee, including but not limited to Claims arising out of loss of life, injury to persons, trespass or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Mortgagor on the Property, Mortgagor's predecessors in interest, third parties who have been invited, permitted or trespassed on the Property, or parties in a contractual relationship with Mortgagor, or any of them, or which directly or indirectly arise out of or result from or in any way connected with the Property, whether or not caused by Mortgagor or within the control of Mortgagor, including without limitation: (a) the presence, use, generation, treatment, storage, disposal, release, threatened release, or discharge of any Hazardous Material or Contaminant at or from the Property and/or the cleanup of Hazardous Materials or Contaminants within, on or under the Property; (b) Mortgagor's breach of any of the representations, warranties and covenants contained herein; and (c) Mortgagor's violation or alleged violation of any applicable Environmental Law, regulation or ordinance.

5) Mortgagor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including without limitation the payoff of any promissory note(s) secured hereby, the release or foreclosure of this Mortgage, the acceptance by Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property.

6) The term "Environmental Law" shall mean any federal, state or local law, statute, ordinance, or regulation, now in effect or hereinafter enacted, pertaining to health, industrial hygiene, or the environmental conditions on, under or about the Property, including but not limited to enactments requiring the removal or containment of asbestos-containing materials in private buildings.

7) Mortgagor shall permit, or cause any tenant of Mortgagor to permit, Mortgagee or its agents, or independent contractors to enter and inspect the Property at any reasonable time for purposes of determining, as Mortgagee deems necessary or desirable: (a) the existence, location and nature of any Hazardous Materials or Hazardous Wastes on, under or about the Property, (b) the existence, location, nature, magnitude and spread of any Hazardous Materials or Hazardous Waste that has been spilled, disposed of, discharged or released on, under or about the Property, or (c) whether or not Mortgagor and any tenant of Mortgagor is in compliance with applicable Environmental Law. If Mortgagor or its tenants fail to comply fully with the terms of this subdivision 7), Mortgagee may obtain affirmative injunctive relief to compel such compliance.

j) **Grazing Rights.** If any portion of the Property described in this Mortgage is used by Mortgagor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitations the Forest Service, U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Mortgagor covenants and agrees as follows:

1) Said grazing permits or other rights are in good standing and have not been modified, reduced or limited in any other respect, except as fully disclosed in writing to Mortgagee;

2) Mortgagor will perform all obligations imposed as a requirement of exercise of said grazing permits or other rights and will comply with all laws, rules and regulations applicable thereto;

3) Mortgagor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Mortgagor agrees and acknowledges that the failure to renew or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Mortgagor or for reasons beyond Mortgagor's control, is an event of default hereunder and Mortgagee shall have the right to exercise the rights hereinafter set forth in this Mortgage; and

4) Mortgagor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Mortgagor fails to pay any such payment, the amount unpaid shall become a part of the indebtedness secured by this Mortgage and shall be immediately due and payable.



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k) Water Rights and Irrigation Obligations. To the extent any portion of the Property includes water rights regulated by a canal company, irrigation district, lateral ditch water users' association, groundwater district, or other regulatory authority ("Regulating Authority"), Mortgagor agrees as follows:

- 1) To irrigate the Property, subject to the availability of irrigation water, in accordance with the terms of all water rights associated with the Property;
- 2) To comply with all applicable bylaws, mitigation plans, groundwater management plans, and other restrictions proposed by any Regulating Authority;
- 3) Not to sell, assign, transfer, or encumber any water rights without the prior written consent of Mortgagee. Any unauthorized transfer or encumbrance shall constitute a default;
- 4) To promptly notify Mortgagee of any changes to the status of the water rights, including changes in availability, priority, or restrictions;
- 5) To use the water rights only for authorized purposes and in compliance with applicable laws and regulations, and not to engage in any actions that could jeopardize the enforceability of the water rights;
- 6) Mortgagee has the right to inspect any records or documents related to the water rights, including agreements with Regulating Authorities, at any reasonable time;
- 7) In the event any water rights are lost, impaired, or diminished in a way that materially affects the Property's value or use, Mortgagee may declare a default and take appropriate actions to protect its interest;
- 8) To notify Mortgagee of any action that could affect the priority or availability of the water rights, including litigation, disputes, or regulatory changes;
- 9) To take all necessary actions, including appearing before governmental or regulatory bodies, to protect and defend the water rights and to ensure the Mortgagee's security interest is not adversely affected;
- 10) In the event of any subordination or changes to the priority of the water rights, Mortgagor shall obtain Mortgagee's written consent before executing or agreeing to such changes.

7. IT IS MUTUALLY AGREED THAT:

a) Any award of damages in connection with any taking or condemnation or injury to the Property by reason of public use, or for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid to Mortgagee, under the terms and conditions of this Mortgage pertaining to Rents. Upon receipt of such money Mortgagee may apply the same on the indebtedness secured hereby. Mortgagor agrees to execute such further documents as may be required to effect the assignments herein made as Mortgagee may require.

b) At any time, without affecting the liability of any person for the payment of the indebtedness secured hereby, and without otherwise affecting the security hereof, Mortgagee may 1) consent to or join in the making of any map or plat of the Property; 2) grant any easement or create any restriction thereof; 3) subordinate this Mortgage; 4) extend or modify the term of the loan or loans secured hereby; and 5) release without warranty, all or any part of the Property.

c) Prior to any default by Mortgagor in the payment, observance, performance and discharge of any condition, obligation, covenant, or agreement of Mortgagor contained herein, Mortgagor may, for collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be applied by Mortgagor to the payment of the principal and interest and all other sums due or payable on any promissory note or guaranty secured by this Mortgage and to the payment of all other sums payable under this Mortgage and, thereafter, so long as the aforesaid has occurred, the balance shall be distributed to the account of Mortgagor. Upon any such default, Mortgagee may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the indebtedness secured hereby.

d) The entering upon and taking possession of the Property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking of or damage to the Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

e) Upon default by Mortgagor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Mortgagee and in accordance with applicable state law. In the event of default, Mortgagee may employ counsel to enforce payment of the obligations secured hereby, may foreclose and, if applicable, sell the Property by advertisement and sale, and in accordance with other applicable state law, and may exercise such other rights and remedies granted by law and equity, which rights and remedies shall be cumulative and not exclusive. Mortgagee may resort to and realize upon the security hereunder and any other real or personal property security now or hereafter held by Mortgagee for the obligations secured hereby in such order and manner as Mortgagee may, in its sole discretion, determine. Resort to any or all such security may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawful nonjudicial proceedings, or both. If the obligation secured by this Mortgage is also secured by personal property, fixtures or crops, Mortgagee may enforce its security interest in the personal property, fixtures and crops and its lien under this Mortgage in any manner and in any order or sequence permitted by applicable law. All remedies are cumulative and none are exclusive; no election by Mortgagee to pursue one remedy or item of collateral shall be deemed to be a release or waiver of any other item of collateral or a release or modification of the liability of Mortgagor or any guarantor to pay and perform in full all obligations to Mortgagee. The procedures governing the enforcement by Mortgagee of its foreclosure and provisional remedies against Mortgagor shall be governed by the laws of the state in which the Property is located. Nothing contained herein shall be construed to provide that the substantive law of the state in which the Property is located shall apply to Mortgagee's rights and Mortgagor's obligations hereunder or under the promissory note(s) or guaranties described herein, which are and shall continue to be governed by the substantive law of the state in which the promissory note(s) or guaranties were executed.

f) The failure on the part of the Mortgagee to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Mortgagee of any default shall not constitute a waiver of any other subsequent defaults. Subsequent acceptance of



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any payment by the holder hereof shall not be deemed a waiver of any default by Mortgagor, or of Mortgagee's rights hereunder as the result of any sale, agreement to sell, conveyance, or alienation, regardless of holder's knowledge of such default, sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment.

g) This Mortgage applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Mortgagee shall mean the holder and owner of any note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Mortgagor hereunder are joint and several.

h) In the event the herein-described Property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, alienated or transferred, including any water transfer as defined below, by Mortgagor, or by operation of law or otherwise, except by inheritance, without Mortgagee's prior written consent, all obligations secured hereby, irrespective of the maturity dates, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance or alienation.

A water transfer is any transfer, assignment, sale, exchange, gift, encumbrance, pledge, hypothecation, alienation, grant of option to purchase, or other disposition of, directly, indirectly or in trust, voluntarily or involuntarily, by operation of law or otherwise, or the entry into a binding agreement to do any of the foregoing with respect to all or any part of 1) the groundwater on, under, pumped from or otherwise available to the Property, 2) Mortgagor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency and any rights granted or created by any easement, covenant, agreement or contract with any person or entity, 3) any rights to which the Property is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, 4) any water, water right, water allocation, distribution right, delivery right, water storage right, water allocation, or other water-related entitlement appurtenant or otherwise applicable to the Property by virtue of the Property's being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual water company, or other non-governmental entity, or 5) any shares (or any rights under such shares) of any private water company, mutual water company, or other non-governmental entity pursuant to which Mortgagor or the Property may receive any rights.

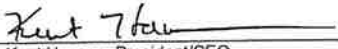
i) In the event any one or more of the provisions contained in this Mortgage or in any promissory note(s) hereby secured shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage or said promissory note(s), but this Mortgage and said promissory note(s) shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

j) This document and any attachments may be executed in counterparts, each of which shall be deemed an original, but which shall constitute one and the same instrument. This document may be signed and delivered by facsimile or electronic transmission, either of which shall be effective as an original.

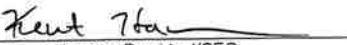
k) Mortgagor acknowledges receipt of a completed copy of this document and its attachments.

WAIVER OF RIGHT TO TRIAL BY JURY. TO THE EXTENT PERMITTED BY LAW, THE BORROWER AND THE LENDER HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO ANY OF THE LOAN DOCUMENTS, THE OBLIGATIONS THEREUNDER, ANY COLLATERAL SECURING THE OBLIGATION OR ANY TRANSACTION ARISING THEREFROM OR CONNECTED THERETO. BORROWER AND THE LENDER EACH REPRESENT TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.

Hansen Ranch, LLP, An Idaho Limited Liability Partnership


By: Kent Hansen, President/CEO

Hansen's Quality Jerseys, LLC, An Idaho Limited Liability Company


By: Kent Hansen, President/CEO

Hansen Farms Land LLC, An Idaho Limited Liability Company


By: Kent Hansen, President/CEO

Idaho AgCredit

REAL ESTATE MORTGAGE

Date: April 30, 2025

Loan: 0006671381 - 2228939101

ACKNOWLEDGMENT.

State of Idaho, County of Minidoka, ss.This record was acknowledged before me on 7-18-25 by Kent Hansen as President/CEO of Hansen Ranch, LLP, An Idaho Limited Liability Partnership.

Notary Public for the State of Idaho

My commission expires: 6-20-31

ADAM C. JENSEN
Commission No. 37715
Notary Public
State of Idaho

State of Idaho, County of Minidoka, ss.This record was acknowledged before me on 7-18-25 by Kent Hansen as President/CEO of Hansen's Quality Jerseys LLC, An Idaho Limited Liability Company.

Notary Public for the State of Idaho

My commission expires: 6-20-31

ADAM C. JENSEN
Commission No. 37715
Notary Public
State of Idaho

State of Idaho, County of Minidoka, ss.This record was acknowledged before me on 7-18-25 by Kent Hansen as President/CEO of Hansen Farms Land LLC, An Idaho Limited Liability Company.

Notary Public for the State of Idaho

My commission expires: 6-20-31

ADAM C. JENSEN
Commission No. 37715
Notary Public
State of Idaho



SCHEDULE A

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Sched A (R10/08/2014)

**REAL ESTATE DESCRIPTION TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY FOR
MORTGAGE DATED APRIL 30, 2025**

Hansen Ranch, LLP, An Idaho Limited Liability Partnership
Loan: 0006671381 - 2228939101

REAL ESTATE DESCRIPTION:

TRACT A - HANSEN FARMS LAND
PARCEL NO. 1: #12 - RP08S24E1200C2

Farm Unit C, Tract C of Section 12, Township 8 South, Range 24 East of the Boise Meridian AND of Section 7, Township 8 South, Range 25 East of the Boise Meridian, of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated May 18, 1955, on file in the office of the County Recorder, Minidoka County, Idaho)

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Part of Farm Unit C, Tract C in Section 7, more particularly described as follows:

Beginning at the West ¼ Corner of said Section 7, said corner marked by a 5/8 inch rebar; Thence South 00°01'22" East along the west line of Section 7 for a distance of 274.48 feet to a ½ inch rebar at Corner No. 15 of Tract C; Thence South 64°56'48" East along a line common to Tract C and Tract F for a distance of 885.93 feet to a ½ inch rebar which point shall be the POINT OF BEGINNING; Thence South 64°56'48" East along said tract line for a distance of 224.13 feet to a 5/8 inch rebar at Corner No. 14 of Tract C; Thence South 33°51'02" East along a line common to Tract C and Tract F for a distance of 592.27 feet to a U.S.B.R. iron pipe with brass cap at Corner No. 13 of Tract C; Thence South 61°37'00" West along a line common to Tract C and Tract B for a distance of 572.88 feet to a 5/8 inch rebar at Corner No. 12 of Tract C; Thence South 85°27'00" West along a line common to Tract C and Tract B for a distance of 28.69 feet to a ½ inch rebar; Thence North 00°01'22" West for a distance of 861.39 feet to the POINT OF BEGINNING.

Tract No. 2:

Part of Farm Tract C of Section 12, more particularly described as follows:

Beginning at Corner No. 7 of Farm Tract C of Section 12, said corner marked by a U.S.B.R. iron pipe with brass cap on top which shall be the POINT OF BEGINNING; Thence North 20°48'11" West along a line common to Tract C and Tract B for a distance of 119.01 feet to a ½ inch rebar; Thence North 00°13'17" East for a distance of 138.39 feet to a ½ inch rebar; Thence South 86°55'19" East for a distance of 210.72 feet to a ½ inch rebar; Thence South 01°08'22" West for a distance of 216.53 feet to a ½ inch rebar; Thence South 01°08'22" West for a distance of 30.01 feet to a line common to Tract C and Tract K; Thence North 87°08'37" West along said tract line for a distance of 163.99 feet to the POINT OF BEGINNING.

PARCEL NO. 16: #12 - RP08S24E1200L1

TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 12: Part of Tract L, more particularly described as follows:

Beginning at Corner No. 2 of Tract L, said corner marked by a ½ inch rebar which shall be the POINT OF BEGINNING; Thence North 89°38'10" East along the north line of Section 12 for a distance of 269.13 feet; Thence South 00°21'50" East for a distance of 30.00 feet to a ½ inch rebar; Thence South 00°21'50" East for a distance of 1201.41 feet to a ½ inch rebar on a line common to Tract L and Tract C; Thence North 12°41'33" West along said tract line for a distance of 1260.47 feet to the POINT OF BEGINNING.

TRACT B - HANSEN RANCH

PARCEL NO. 1: #700 NORTH STORAGES - RP08S24E2400J2

TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 24: Part of Tract J, more particularly described as follows:

Beginning at the North quarter section corner of Section 24, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING; Thence North 89°48'31" East along the north line of Section 24 for a distance of 874.44 feet; Thence South 55°33'10" West for a distance of 66.66 feet to a ½ inch rebar; Thence South 55°33'10" West for a distance of 259.35 feet to a ½ inch rebar; Thence South 38°46'34" West for a distance of 425.51 feet to a ½ inch rebar; Thence South 34°54'26" West for a distance of 203.24 feet to a ½ inch rebar; Thence South 22°51'57" West for a distance of 190.11 feet to a ½ inch rebar; Thence South 89°58'12" West for a distance of 43.82 feet to a ½ inch rebar; Thence North 30°27'01" West for a distance of 386.19 feet to a ½ inch rebar; Thence North 35°03'04" West for a distance of 275.79 feet to a ½ inch rebar; Thence North 67°59'25" West for a distance of 365.22 feet to a ½ inch rebar; Thence North 49°21'52" West for a distance of 189.73 feet to a ½ inch rebar; Thence North 49°21'52" West for a distance of 51.74 feet to the north line of Section 24; Thence North 89°49'57" East along the north line of Section 24 for a distance of 770.85 feet to the POINT OF BEGINNING.

TRACT C - HANSEN'S QUALITY JERSEYS

PARCEL NO. 7: #BABCOCK HOUSES - RP08S24E100B2

TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,



SCHEDULE A

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MINIDOKA COUNTY, IDAHO

Section 1: Part of Tract B, more particularly described as follows:

Beginning at the East $\frac{1}{4}$ section corner of Section 1, said corner marked by a 5/8 inch rebar; Thence North $00^{\circ}21'24''$ West for a distance of 189.94 feet to a $\frac{1}{2}$ inch rebar at Corner No. 12 of Tract B which shall be the POINT OF BEGINNING;
Thence North $82^{\circ}32'24''$ West along the tract line common to Tract B and Tract C for a distance of 339.08 feet to a $\frac{1}{2}$ inch rebar;
Thence North $69^{\circ}18'31''$ West for a distance of 282.94 feet to a $\frac{1}{2}$ inch rebar;
Thence North $03^{\circ}14'21''$ West for a distance of 297.65 feet to a $\frac{1}{2}$ inch rebar on the North line of Tract B;
Thence South $86^{\circ}03'24''$ East along the North tract line of Tract B for a distance of 134.51 feet to a $\frac{1}{2}$ inch rebar at Corner No. 14 of Tract B;
Thence North $82^{\circ}38'36''$ East along the North line of Tract B for a distance of 484.44 feet to a $\frac{1}{2}$ inch rebar at Corner No. 13 of Tract B;
Thence South $00^{\circ}21'24''$ East along the East line of Section 1 for a distance of 493.96 feet to the POINT OF BEGINNING.

PARCEL NO. 10: #CHUGG – RP08S25E0700E7

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 7: Farm Unit E, Tract E, EXCEPTING THEREFROM the following described tracts:

Tract No. 1:

Beginning at the North $\frac{1}{4}$ section corner of Section 7, said corner marked by a 5/8 inch rebar; Thence South $89^{\circ}00'30''$ East along the North line of Section 7 for 321.88 feet to a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence South $89^{\circ}00'30''$ East along the North line of Section 7 for 199.20 feet to a $\frac{1}{2}$ inch rebar;
Thence South $01^{\circ}09'12''$ West for 446.41 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}00'30''$ West for 191.09 feet to a $\frac{1}{2}$ inch rebar;
Thence North $00^{\circ}06'43''$ East for 446.46 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Northeast corner marked by a 5/8 inch rebar of said Section 7; Thence North $89^{\circ}00'30''$ West along section line for 1414.88 feet to a point marked by a P. K. nail, which point shall be known as the TRUE POINT OF BEGINNING;
Thence South $0^{\circ}59'30''$ West for 432.37 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}00'30''$ West for 151.12 feet to a $\frac{1}{2}$ inch rebar;
Thence North $0^{\circ}59'30''$ East for 432.37 feet to a P. K. nail on section line;
Thence South $89^{\circ}00'30''$ East along section line for 151.12 feet to the TRUE POINT OF BEGINNING.

Tract No. 3:

Beginning at the North $\frac{1}{4}$ section corner of Section 7, said corner marked by a 5/8 inch rebar; Thence South $89^{\circ}00'21''$ East along the North line of Section 7 for a distance of 521.14 feet (521.14 feet, rec.) to a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence South $89^{\circ}00'21''$ East along the North line of Section 7 for a distance of 553.80 feet to a P. K. nail;
Thence South $00^{\circ}59'25''$ West (South $0^{\circ}59'30''$ West, rec.) for a distance of 432.37 feet to a $\frac{1}{2}$ inch rebar;
Thence South $89^{\circ}33'02''$ West for a distance of 555.19 feet to a $\frac{1}{2}$ inch rebar;
Thence North $01^{\circ}08'44''$ East (North $01^{\circ}09'12''$ East, rec.) for a distance of 446.36 feet (446.41 feet, rec.) to the POINT OF BEGINNING.

Tract No. 4:

Beginning at the North $\frac{1}{4}$ section corner of Section 7, said corner marked by a 5/8 inch rebar; Thence South $89^{\circ}00'21''$ East along the North line of Section 7 for a distance of 1226.09 feet to a P.K. nail which shall be the POINT OF BEGINNING;
Thence South $89^{\circ}00'21''$ East along the North line of Section 7 for a distance of 145.00 feet to a $\frac{1}{2}$ inch rebar;
Thence South $00^{\circ}59'39''$ West for a distance of 300.41 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}00'21''$ West for a distance of 145.00 feet to a $\frac{1}{2}$ inch rebar;
Thence North $00^{\circ}59'39''$ East (North $0^{\circ}59'30''$ East, rec.) for a distance of 300.41 feet to the POINT OF BEGINNING.

PARCEL NO. 11: #CHUGG WHEELINES – RP08S24E1200L2

TOWNSHIP 8 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 12: Tract L SAVE AND EXCEPT the following described:

Beginning at Corner No. 2 of Tract L, said corner marked by a $\frac{1}{2}$ inch rebar which shall be the POINT OF BEGINNING;
Thence North $89^{\circ}38'10''$ East along the north line of Section 12 for a distance of 269.13 feet;
Thence South $00^{\circ}21'50''$ East for a distance of 30.00 feet to a $\frac{1}{2}$ inch rebar;
Thence South $00^{\circ}21'50''$ East for a distance of 1201.41 feet to a $\frac{1}{2}$ inch rebar on a line common to Tract L and Tract C;
Thence North $12^{\circ}41'33''$ West along said tract line for a distance of 1260.47 feet to the POINT OF BEGINNING.

PARCEL NO. 13: #ETHERINGTON – RP09S24E071370

TOWNSHIP 9 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, STATE OF IDAHO

Section 7: Part of Gov't Lot 2, Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Beginning at the West $\frac{1}{4}$ Corner of Section 7, said corner marked by a 5/8 inch rebar; Thence North $00^{\circ}09'09''$ East along the West line of Section 7 for a distance of 534.26 feet to the centerline of the B-1 Canal which shall be the POINT OF BEGINNING;
Thence North $00^{\circ}09'09''$ East along said section line for a distance of 785.05 feet to a 5/8 inch rebar at the Northwest Corner of Gov't Lot 2;
Thence North $89^{\circ}57'01''$ East along the North line of Gov't Lot 2 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ for a distance of 2079.87 feet to a 5/8 inch rebar at the Northeast Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$;
Thence North $89^{\circ}56'38''$ East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ for a distance of 311.48 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}56'38''$ East along said 1/16 section line for a distance of 31.31 feet to the centerline of the B-1 Canal;
Thence South $61^{\circ}19'09''$ West along said centerline for a distance of 894.52 feet;
Thence South $65^{\circ}53'59''$ West along said centerline for a distance of 140.97 feet;

Thence South 69°51'36" West along said centerline for a distance of 820.34 feet;
Thence South 80°19'39" West along said centerline for a distance of 114.35 feet;
Thence North 89°52'37" West along said centerline for a distance of 628.40 feet to the POINT OF BEGINNING.

PARCEL NO. 14: #FREEWAY HOUSES – RP10S22E122260

TOWNSHIP 10 SOUTH, RANGE 22 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 12: That part of the E½NE¼, more particularly described as follows:

Beginning at the Northeast corner of said Section 12; Thence South along the East section line of said Section 12 for 1952.66 feet to a point, which point shall be known as the TRUE POINT OF BEGINNING;
Thence South along said East section line for 576.76 feet to a point on the North right-of-way line of Interstate 80N;
Thence South 89°26'30" West along said North right of way line for 321.43 feet;
Thence North 0°36'56" East for 463.68 feet;
Thence South 88°26'56" East for 83.14 feet;
Thence North 1°35'09" East for 112.14 feet;
Thence East for 230.46 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 23: #KOYLE – RP08S25E0700D1

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Sections 7 and 8: That part of Farm Unit D, Tract D, lying in said Section 7, of the North Side Pumping Division of the Minidoka Project, Idaho (as shown by plat, dated July 10, 1957, on file in the office of the County Recorder, Minidoka County, Idaho), more particularly described as follow;

Beginning at the East ¼ corner of said Section 7; Thence South 00°07' East for 17.24 chains to Corner No. 5 of said Farm Unit D, Tract D, which point shall be known as the TRUE POINT OF BEGINNING;
Thence North 00°07' West along the East section line of said Section 7 for 14.46 chains;
Thence North 86°26' West for 0.66 chains;
Thence North 30°42' West for 7.09 chains;
Thence North 07°48' West for 11.18 chains;
Thence North 38°17' East for 3.87 chains;
Thence North 56°36' East for 4.04 chains to a point on the East section line of said Section 7;
Thence North 00°02' West along said East section line for 9.77 chains;
Thence North 89°00'30" West for 14.48 chains;
Thence South 41°05' West for 24.98 chains to Corner No. 3 of said Farm Unit D, Tract D;
Thence South 20°45' East for 29.62 chains to Corner No. 4 of said Farm Unit D, Tract D;
Thence South 89°24' East for 20.46 chains to the TRUE POINT OF BEGINNING.

PARCEL NO. 24: #MILLER – RP08S25E0600B3

TOWNSHIP 8 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 6: Farm Unit B, Tract B of the North Side Pumping Division of the Minidoka Project, Idaho, (as shown by plat dated July 10, 1957, on file in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPT the following described tracts:

Tract 1:

Beginning at the South ¼ section corner of Section 6, said corner marked by a 5/8 inch rebar; Thence North 88°50'00" West along section line for 700.66 feet to a P.K. Nail which shall be the POINT OF BEGINNING;
Thence North 88°50'00" West along section line for 362.07 feet to a P.K. Nail;
Thence North 1°10'00" East for 508.28 feet to a ½ inch rebar;
Thence South 88°50'00" East for 362.07 feet to a ½ inch rebar;
Thence South 1°10'00" West for 508.28 feet to the POINT OF BEGINNING.

Tract No. 2:

Commencing at the East ¼ corner (monumented by a brass cap); Thence North 0°01'05" West for 106.19 feet along the East section line to a point which shall be the TRUE POINT OF BEGINNING;
Thence North 0°01'05" West for 336.89 feet along the East section line to Tract B point 1 (monumented by a ½ rebar);
Thence North 86°13'05" West (recorded as North 86°15' West) for 172.74 feet along the North tract line to a ½ inch rebar;
Thence South 0°01'05" East for 361.75 feet to a ½ inch rebar;
Thence North 85°31'58" East for 142.79 feet to a ½ inch rebar;
Thence continuing North 85°31'58" East for 30.09 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 35: #WOODY – RP08S25E0600A4

TOWNSHIP 8 SOUTH, RANGE 25 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

Section 6: Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated May 19, 1955, on file in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPT the following described parcels:

Beginning at the West ¼ section corner of Section 6, said corner marked by a 5/8 inch rebar; Thence South 00°06'06" West along the West section line for a distance of 321.40 feet to the POINT OF BEGINNING;
Thence South 89°53'54" East for a distance of 35.50 feet to a ½ inch rebar;
Thence South 89°53'54" East for a distance of 147.67 feet to a ½ inch rebar;
Thence South 00°06'06" West for a distance of 317.92 feet to a ½ inch rebar;
Thence North 89°53'54" West for a distance of 153.17 feet to a ½ inch rebar;
Thence North 89°53'54" West for a distance of 30.00 feet to the West section line;



SCHEDULE A

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Thence North 00°06'06" East along said line for a distance of 317.92 feet to the POINT OF BEGINNING.

FIXTURE AND/OR SPRINKLER EQUIPMENT DESCRIPTION:

IRRIGATION EQUIPMENT:

Tract 1:

- Wheel Lines
- 1 - U.S. Electric Motor 40 HP

Tract 8:

- Wheel Lines
- 1 - 40 HP Electric Motor

Tract 18:

- 1 - 9 Tower Valley Center Pivot
- 5 - 7 Tower Valley Center Pivots
- 1 - 6 Tower Valley Center Pivot
- 4 - 5 Tower Valley Center Pivots
- 1 - 4 Tower Valley Center Pivot
- 4 - 3 Tower Center Pivots
- 1 - 2 Tower Center Pivot
- Wheel Lines
- 4 - Deep Well Pumps
- 1 - 100 HP Electric Motor
- 1 - 60 HP Electric Motor
- 2 - 50 HP Electric Motor

Hansen Ranch, LLP, An Idaho Limited Liability Partnership

A handwritten signature in cursive script, appearing to read "Kent Hansen", written over a horizontal line.

By: Kent Hansen, President/CEO

Hansen's Quality Jerseys, LLC, An Idaho Limited Liability Company

A handwritten signature in cursive script, appearing to read "Kent Hansen", written over a horizontal line.

By: Kent Hansen, President/CEO

Hansen Farms Land LLC, An Idaho Limited Liability Company

A handwritten signature in cursive script, appearing to read "Kent Hansen", written over a horizontal line.

By: Kent Hansen, President/CEO



0006211964

**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 #: 0006211964

Date Filed: 4/18/2025 11:20:09 AM

Entity Name and Mailing Address:

Entity Name: HANSEN'S QUALITY JERSEYS, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000050126
Address: 680 N 302 E
RUPERT, ID 83350-9580

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: W11933

The registered agent on record is:

Registered Agent: HANSEN RANCH LLP
Registered Agent
Physical Address
680 N 302 E
RUPERT, ID 83350
Mailing Address

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
John Hansen	Manager	277 E 700 N RUPERT, ID 83350
Kent L Hansen	Manager	680 N 300 E RUPERT, ID 83350
Brian D Hansen	Manager	85 W 600 N RUPERT, ID 83350
Gibb Smith	Manager	680 N 302 E RUPERT, ID 83350
hansen ranch	Member	680 N 302 E RUPERT, ID 83350

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

Job Title: Manager

Brian Hansen

Sign Here

04/18/2025

Date

B1007-7846 04/18/2025 11:20 AM Received by Office of the Idaho Secretary of State



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

October 28, 2025

IDAHO AGCREDIT FLCA
PO BOX 985
BLACKFOOT ID 83221-0985

IDAHO AGCREDIT PCA
PO BOX 985
BLACKFOOT ID 83221-0985

Re: Notice of Security Interest for Water Right No(s): *See attached list*

Dear Security Interest Holder(s):

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest and has enclosed a computer-generated report for you.

While processing these Notices, the following was noted:

- Security Interest has been added to Water Right No. 36-11481; however, this water right is currently in the name of Blincoe Farms Inc. If the ownership needs to be updated on this water right, a Notice of Change in Water Right Ownership along with the proper legal documentation and filing fees will need to be filed with the Department.
- Water Right No. 36-11506 was incorrectly identified on one of the Notices. Water Right 36-11506 is in the name of Roger Crane, and the ground associated with this water right is not covered on the Real Estate Mortgage; nor owned by Hansen's. The correct Water Right No. associated with this Notice is 36-11514; in which Security Interest has been added accordingly.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Security Interest, 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.

If you have any questions concerning the enclosed information, please contact me at (208) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Hansen's Quality Jerseys LLC
Hansen Farms Land LLC
John Hansen

WR Number	Process	Current Owner(s)	Other Owner(s)
36- 2371A	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT PCA (Security Interest)
36- 2638	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT PCA (Security Interest)
36- 7717	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 11435	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 12974	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16329	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16331	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16333	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16335	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16531	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16534	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16537	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16540	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16758	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16759	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16760	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 16761	Water Right	HANSENS QUALITY JERSEYS LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 7607	Water Right	HANSEN FARMS LAND LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 12323	Water Right	HANSEN FARMS LAND LLC	IDAHO AGCREDIT FLCA (Security Interest)
36- 11514	Water Right	HANSEN, JOHN	IDAHO AGCREDIT FLCA (Security Interest)
36- 11481	Water Right	BLINCOE FARMS INC*	IDAHO AGCREDIT FLCA (Security Interest)

**Not in the name of Hansen's Quality Jerseys LLC*