



BEAR LAKE COUNTY
AMY BISHOP, RECORDER
PARIS, IDAHO

RECEIVED
SEP 09 2026
IDWR/Preston

RECEIPT

RECEIVED ON: 08/24/2026 FOR:

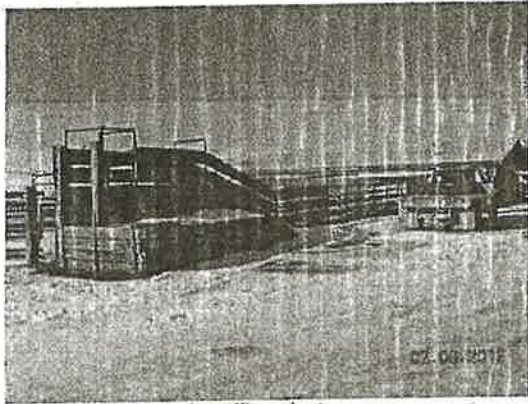
RECEIVED FROM: MONTY WESTON

RECEIVED BY: INQUIRY

RECEIPT #: 51803

PAYMENT DETAIL		
CASH	\$	3.00
TAX	\$	0.00
TOTAL PAID	\$	3.00

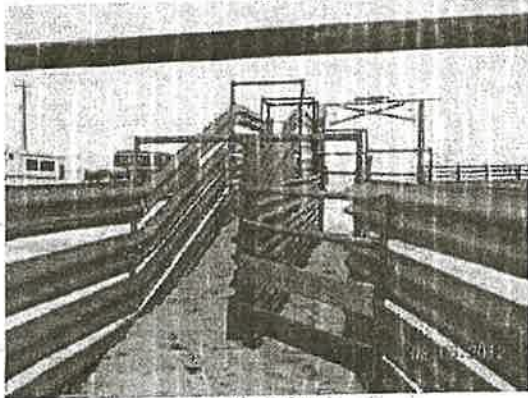
SCANNED



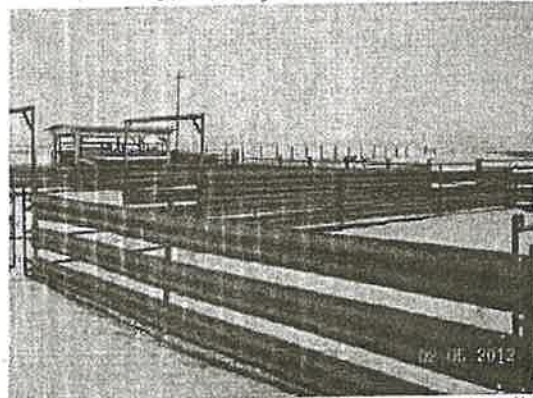
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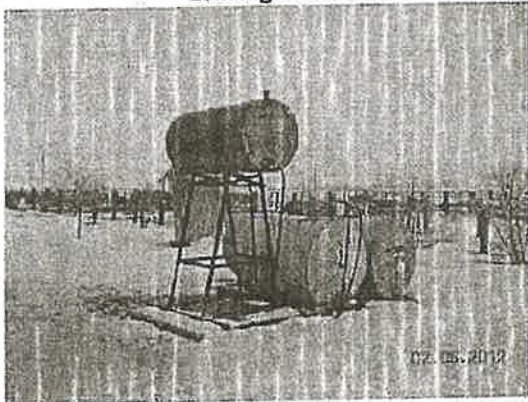
Corrals adjacent barn.



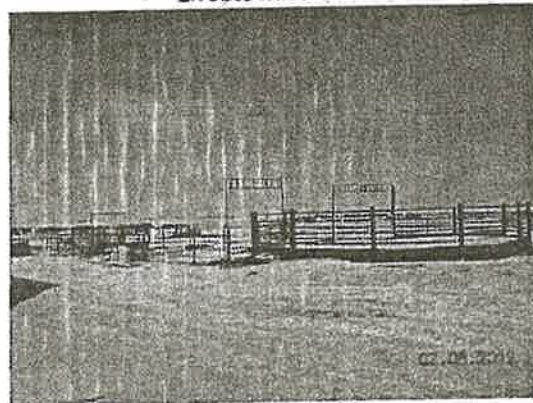
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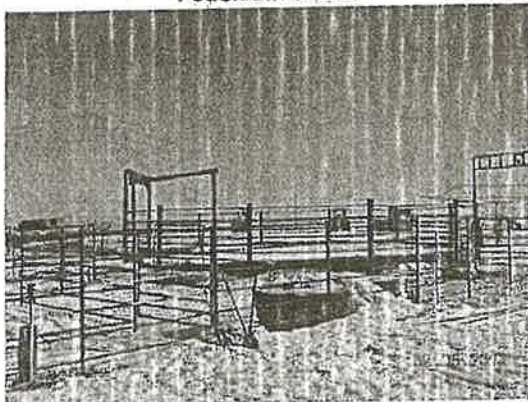
Livestock corrals.



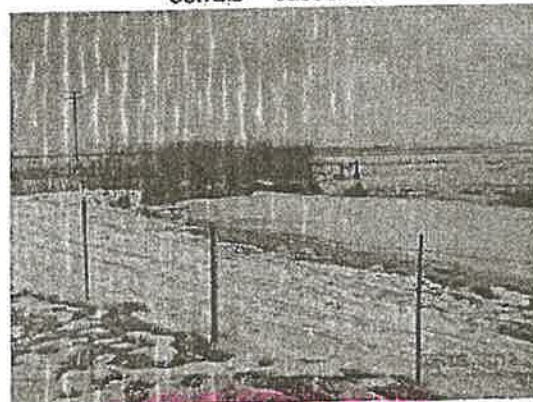
Petroleum tanks.



Corrals - east side.



Round fenced corrals.



Ovid Creek - main headgate.

Place(s) of use:

Place of Use Legal Description: IRRIGATION BEAR LAKE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
13S	43E	12		NESW	32		NWSW	35		SWSW	8		SESW	35
				NESE	40		NWSE	40		SWSE	40		SESE	40

Place of Use Legal Description: STOCKWATER same as IRRIGATION

Total Acres: 270

Dates:

Licensed Date:

Decreed Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector:

Water District Number:

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES
Water Right Report

2/2/2012

WATER RIGHT NO. 11-7612

Owner Type	Name and Address
Current Owner	MARVIN ROBERTSON
Current Owner	VALERIE L. ROBERTSON
	303 S 9TH ST
	MONTPELIER, ID 83254
	(208)847-2565

Priority Date: 01/23/1889

Basis: Statutory Claim

Status: Active

Source	Tributary
OVID CREEK	BEAR RIVER

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	07/01	12.5 CFS	
STOCKWATER	08/01	01/01	0.04 CFS	
Total Diversion			12.5 CFS	

Location of Point(s) of Diversion:

OVID CREEK	NENW	Sec. 13	Township 13S	Range 43E	BEAR LAKE County
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Place(s) of use:

Place of Use Legal Description: IRRIGATION BEAR LAKE County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
13S	43E	12	4	SWSW	45	5	SESW	29						
				SWSE	40		SESE	35						

Place of Use Legal Description: STOCKWATER same as IRRIGATION

Total Acres: 149

Dates:

Licensed Date:

Decreed Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal:

Owner Name Connector: And/Or

Water District Number:

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Adjacent Uses: The subject is surrounded by vacant agricultural land. Primary uses are irrigated crop and pasture land. Some limited single family homes are located along county roads and near the community of Ovid.

Apparent Adverse Factors: None observed

Present Use: Irrigated crop and pastureland, agricultural improvements for livestock operations.

Water Rights: 14 shares of Ovid Creek Irrigation Canal Company Water Stock. (Certificate #54) One share per acre for irrigation purposes. The following water rights are reported by the State of Idaho

WR#	Flow CFS	Uses	Ownership	Priority Date
11-4215	40.00 0.08	Irrigation - 270 acres Stockwater	Marvin & Valerie L. Robertson	1/23/1889
11-7612	12.50 0.04	Irrigation - 149 acres Stockwater	Marvin & Valerie L. Robertson	1/23/1990
Total	52.62	Irrigation - 419 acres		

cfs- cubic feet/second

Personal Property: 14 share of Ovid Creek Irrigation Company water stock. Considered personal property.

Irrigation System: The crop and pastureland is flood irrigated by earthen ditches and earthen dikes.

Land Type	Acres
Irrigated Crop & Pasture	450.80
Farmstead	8.00
Total	458.80

Wetlands: About 50.0 to 60.0 percent of the subject property falls within the wetlands designation PEM1C as shown on the Wetlands map in the Addendum. Typical of the neighborhood.

Executive Summary

Subject Property Information

Property Name	Robertson Cutler Ranch
Property Type	Irrigated crop and pastureland with improvements
Address	900 Cutler Lane, Ovid, Idaho
Tax Identification Number(s)	3606 3607 3608
Date of Inspection	February 6, 2012
Date of Report	February 10, 2012

Site Summary

Total Land Size	458.80 acres	19,985,328 square feet	
Farmstead Size	8.00 acres	348,480 square feet	
Cropland Size	450.80 acres	19,636,848 square feet	
Zoning	A	Flood Zone	Not mapped
Water Rights - Acre Feet	419 acres decreed right	Ovid Creek Irrigation Co.	14 Shares

Improvements Summary

Improvement Type	Barn with bunk house/tack	Year Built	1997
Improvement Size	2,304	Quality/Condition	Average
Other Improvements	Equipment shed & corrals	Year Built	1997/2003
Construction	Wood frame (2,304 SF)	Quality/Condition	Average

Highest and Best Use

As Vacant	Agriculture
As Improved	Agriculture, as improved with value given the improvements

<u>Final Opinion(s) of Market Value(s)</u>				
Property	Appraisal Premise	Interest	Effective Date	Market Value
<u>Robertson Cutler Ranch Property</u>				
458.8 acre & agricultural improvements	As Is	Fee Simple	February 6, 2012	\$710,000