

648-7113
TV-5674



Farm Credit Services

10 West Judicial
P.O. Box 10
Blackfoot, Idaho 83221-0010
208/785-0820 FAX 208/785-0878

May 2, 2000

RECEIVED

MAY 02 2000

Harold Jones
Idaho Department of Water Resources

Department of Water Resources
Eastern Region

Re: Chad Neibaur

Dear Mr. Jones:

I am writing in reference to the following water rights:

License/Adjudication Claim Nos: A29-7000B; A29-7070; A29-2352; 13-2203; 13-2259;
13-7261; 13-7165; 13-7198A; 13-7198B; 13-7198C

Farm Credit Services holds a mortgage on the land that is irrigated by these water rights. Chad Neibaur desires to change the irrigation patterns on this property, and he has our consent to do so. If you have any questions, please feel free to give me a call.

Sincerely,

W. Gordon Wankier
Senior Credit Officer

Pam needs Chad
to explain
working relationship
with his Dad

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ

34660

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
31 IMP ON CAT 10 (24,444
10 HOMESITE VALUE		4,800
19 WASTE	34.00	
32 NONRESIDENTIAL		533,605
01 IRRIGATED AG	595.00	280,107

1998

TAXPAYER'S
VALUATION

ASSESSMENT NOTICE
TAXES ARE BASED ON THE VALUATION
LISTED ON THIS STATEMENT

IF THERE ARE ANY QUESTIONS
REGARDING THIS STATEMENT
NOTIFY THE ASSESSOR'S OFFICE BEFORE

TOTAL 629.00 842,956

JUN 22, 1998

See the reverse side for further references
KEEP THIS COPY FOR YOUR RECORDS

PROPERTY ADDRESS
PARCEL NUMBER

Mail To:

ALL OF SEC, 643.82 AC
LESS 13.97 AC HW
SEC 18, T9S R40E

NEIBAUR, CLYDE A. - et al
1300 NEIBAUR MTN. RD.
BANCROFT, ID 83217

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ

29640

ADDRESS SERVICE REQUESTED	TAX CODE 17	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
01 IRRIGATED AG	148.00	96,318

1998

TAXPAYER'S
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TOTAL 148.00 96,318

JUN 22, 1998

See the reverse side for further references
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PROPERTY ADDRESS
PARCEL NUMBER

Mail To:

TR S1/2NE1/4,N1/2SE1/4,148 AC
SEC 14, T9S R39E

NEIBAUR, CLYDE A. - et al
1300 NEIBAUR MTN. RD.
BANCROFT, ID 83217

STATE OF IDAHO }
County of Caribou } ss 160299

I hereby certify that this instrument was filed at the request
of Caribou Title
at 10:30 o'clock A m this 12 day of
November, 1999 in my office and duly
recorded official Records

Recorder Edie Izatt

Signature Denise Hanley

Deputy 600

Mail Tax Notice to:
Chad B. Neibaur
1239 LUNDGREN CANYON ROAD
BANCROFT, ID 83217

WARRANTY DEED

For Value Received WILLIAM MAX JENKINS AND KATHY JENKINS,
husband and wife, the grantors of McCammon, Bannock County, Idaho,
do hereby grant, bargain, sell and convey unto CHAD B. NEIBAUR AND
JAQUELYN M. NEIBAUR, husband and wife, of Bancroft, Caribou County,
Idaho, the grantees, the following described premises located in
Caribou County, Idaho, to-wit:

Township 9 South, Range 39 East of the Boise Meridian:

Section 14: S½NW¼, N½SW¼, EXCEPT THEREFROM, Beginning at a point
1000 feet South of the Northwest corner of the S½NW¼
of said Section 14, and running
thence North 1000 feet, more or less, to the South
line of Central Road;
thence East 1000 feet, more or less, along the South
line of Central Road to a point;
thence Southwesterly along a curve in a counterclock-
wise direction having a delta angle of 63°00'59"
left and an arc distance of 1488.091 feet, a radius
of 1353.0 feet, and a chord bearing South 45°00'00"
West a distance of 1414.214 feet,
to the point of beginning.

Together with all water and water rights appurtenant thereto,
including, but not limited to 390 shares of Last Chance Canal
Company stock, 390 shares of stock of North Extension Canal Co.,
585 shares of stock of West Branch Canal Co., and a 50 horsepower
electrical irrigation pump, 1/2 mile underground mainline.

TO HAVE AND TO HOLD the said premises, with their
appurtenances unto the said Grantees, their heirs and assigns
forever. And the said Grantors do hereby covenant to and with the
said Grantees, that they are the owners in fee simple of said
premises; that said premises are free from all encumbrances and
that they will warrant and defend the same from all lawful claims
whatsoever.

Dated: November 5, 1999.

William Max Jenkins
WILLIAM MAX JENKINS
Kathy Jenkins
KATHY JENKINS

PRESTON PHELPS
 CARIBOU COUNTY ASSESSOR
 CARIBOU COUNTY COURTHOUSE
 139 S. MAIN
 SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ

29640

ADDRESS SERVICE REQUESTED	TAX CODE 17	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
19 WASTE	3.00	
01 IRRIGATED AG	159.00	97,415

1998

TAXPAYER'S
 VALUATION
 ASSESSMENT NOTICE
 TAXES ARE BASED ON THE VALUATION
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TOTAL 162.00 97,415

JUN 22, 1998

See the reverse side for further references
 KEEP THIS COPY FOR YOUR RECORDS

PROPERTY ADDRESS
 PARCEL NUMBER

Mail To:

NW1/4SW1/4, SW1/4NW1/4, LOTS 2-3
 162 AC, SEC 13, T9S R39E

NEIBAUR, CLYDE A. - et al
 1300 NEIBAUR MTN. RD.
 BANCROFT, ID 83217

PRESTON PHELPS
 CARIBOU COUNTY ASSESSOR
 CARIBOU COUNTY COURTHOUSE
 139 S. MAIN
 SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ

35240

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
03 NON-IRRIGATED A	132.00	23,740
19 WASTE	20.00	
01 IRRIGATED AG	240.00	120,385

1998

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TOTAL 392.00 144,125

JUN 22, 1998

See the reverse side for further references
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PROPERTY ADDRESS
 PARCEL NUMBER

Mail To:

N1/2 LESS 4.48 AC, NE1/4SW1/4
 TR N1/2SE1/4 392.82 AC.
 SEC 29 T9S R40E

NEIBAUR FARM ENTERPRISES
 1550 CENTRAL RD
 BANCROFT, ID 83217

ASSESSMENT NOTICE

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
159 S MAIN
SODA SPRINGS ID 83276

34580

06/04/99
1999

ADDRESS SERVICE REQUESTED

CATEGORY DESCRIPTION

Tax Code
LOTS/ACRES

MARKET VALUE

03 NON-IRRIGATED 143.00
19 WASTE 16.00

26,360

Taxes are based on the valuation listed on this statement

**FOR ANY QUESTIONS
PLEASE NOTIFY THE
ASSESSOR'S OFFICE BEFORE**

TOTAL 159.00 26,360

JUN 28, 1999

PARCEL # 34580

** LEGAL DESCRIPTION **
TR SE1/4 159.6 AC SEC 19
T9S R40E

PROPERTY ADDRESS

VALUE:

PREVIOUS YEAR
26,360

CURRENT YEAR
26,360

Mail To:

NEIBAUR FARM ENTERPRISES
1550 CENTRAL ROAD
BANCROFT, ID 83217

TAX:

PREVIOUS YEAR
307.25

ESTIMATED
307.25

DO NOT PAY ESTIMATE

See back for details.

ASSESSMENT NOTICE

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
159 S MAIN
SODA SPRINGS ID 83276

34720

06/04/99
1999

ADDRESS SERVICE REQUESTED

CATEGORY DESCRIPTION

Tax Code
LOTS/ACRES

MARKET VALUE

03 NON-IRRIGATED 31.00
19 WASTE 4.00
32 NONRESIDENTIAL 3.877
01 IRRIGATED AG 125.00

71,040

Taxes are based on the valuation listed on this statement

**FOR ANY QUESTIONS
PLEASE NOTIFY THE
ASSESSOR'S OFFICE BEFORE**

TOTAL 160.00 79,666

JUN 28, 1999

PARCEL # 34720

✓ ** LEGAL DESCRIPTION **
SW1/4, 160 AC
SEC 20 T 9S-R40 E

Twice

PROPERTY ADDRESS

VALUE:

PREVIOUS YEAR
79,666

CURRENT YEAR
79,666

Mail To:

NEIBAUR FARM ENTERPRISES
1550 CENTRAL ROAD
BANCROFT, ID 83217

TAX:

PREVIOUS YEAR
328.59

ESTIMATED
328.59

DO NOT PAY ESTIMATE

See back for details.

①

For Harold Jones

From: Chad Neibaur

6487110 Fax

2

Pages

~~13~~

Legals -

Harold:

~~I have one more to get from the neighbor.
He is typing it this morning. I'll fax it tonight.~~

Chad.

Here is the lease on SE 1/4 Sec 16

Chad.

Carbon County assessor says ground is
owned by Paul T. Ledtberg.

(SE 1/4 Sec 16)
T9SR40E

(2)

FARM LEASE

This lease, made and entered into this the first day of
May, in the years of 2000,
by and between Chad Neibaur , hereinafter called the
“Lessee”, and DuWayne Lechtenberg hereinafter
called the “Lessor”.

The Lessee shall receive the use of the following
described property owned
by the Lessor located in Caribou County, Idaho, to
wit:

Township (T9s, (Range) R40E. (Section) Sec 16
160 acres to raise potatoes.

Conditions: The Lessee shall pay the Lessor the sum
of \$100.00 an acre, or
or \$16,000.00 for the above described property for
the year 2000.

The sum of \$8,000 is to be paid by the 15th April,
2000 and
and remaining \$8000 to be paid by the 15th of
September 2000.

Lessee

Chad B. Neibaur
May 1, 2000

Lessor

DuWayne P. Lechtenberg
May 1, 2000

d. Upon termination of the lease, Tenant shall surrender possession of the leased premises, with all leased property, in good condition and repair, ordinary wear and tear excepted.

e. The terms "Landlord" and "Tenant" shall be construed as used herein, to include singular and plural, and the masculine gender shall be construed to include the feminine.

IN WITNESS WHEREOF, the parties have, through their duly authorized representatives executed this lease this _____ day of _____, 1997.

Christensen Family Trust, LANDLORD

Dwain K. Christensen
Dwain K. Christensen, Trustee

Linda L. Christensen
Linda L. Christensen, Trustee

Neibaur Farm Enterprises, an Idaho General Partnership, TENANT

Glyde A. Neibaur, Partner *CBN*
6/2/00

Chad B. Neibaur
Chad B. Neibaur, Partner

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE PLEASE READ

34730

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
01 IRRIGATED AG	LOTS/ACRES 159.00	89,044

1998

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TOTAL 159.00 89,044 JUN 22, 1998

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KEEP THIS COPY FOR YOUR RECORDS

PROPERTY ADDRESS
PARCEL NUMBER

TAX 1-2-3-5, 159 AC.
SEC 20, T9S R40E

Mail To:
NEIBAUR, CLYDE A. - et al
1300 NEIBAUR MTN. RD.
BANCROFT, ID 83217

*Caribou Co. Assessor says
this is the NW 1/4 - July 5-2-00*

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE PLEASE READ

3471A

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
01 IRRIGATED AG	LOTS/ACRES 68.00	38,774

1998

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TOTAL 68.00 38,774 JUN 22, 1998

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KEEP THIS COPY FOR YOUR RECORDS

PROPERTY ADDRESS
PARCEL NUMBER

LOT 1, TR NE1/4NW1/4, 68 AC.
SEC 19, T9S R40E

Mail To:
NEIBAUR, CLYDE A. - et al
1300 NEIBAUR MTN. RD.
BANCROFT, ID 83217

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ
34720

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
03 NON-IRRIGATED A	31.00	4,749
19 WASTE	4.00	3,877
32 NONRESIDENTIAL		77,040
01 IRRIGATED AG	125.00	

1998
TAXPAYER'S
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TOTAL 160.00 79,666 JUN 22, 1998

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PROPERTY ADDRESS
PARCEL NUMBER

Mail To:
NEIBAUR FARM ENTERPRISES
1550 CENTRAL ROAD
BANCROFT, ID 83217

SW1/4, 160 AC
SEC 20 T 9S-R40 E

PRESTON PHELPS
CARIBOU COUNTY ASSESSOR
CARIBOU COUNTY COURTHOUSE
159 S. MAIN
SODA SPRINGS, ID. 83276

IMPORTANT NOTICE-PLEASE READ
34680

ADDRESS SERVICE REQUESTED	TAX CODE 14	MARKET VALUE
CATEGORY DESCRIPTION	LOTS/ACRES	
03 NON-IRRIGATED A	143.00	25,360
19 WASTE	16.00	

1998
TAXPAYER'S
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TOTAL 159.00 26,360 JUN 22, 1998

See the reverse side for further reference
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PROPERTY ADDRESS
PARCEL NUMBER

Mail To:
NEIBAUR FARM ENTERPRISES
1550 CENTRAL ROAD
BANCROFT, ID 83217

TR SE1/4 159.6 AC SEC 19
T9S R40E

FARM LEASE

(CASH RENT)

THIS AGREEMENT Made and entered into this 15th day of August, 1995, by and between the Christensen Family Trust, Dwain K. Christensen and Linda L. Christensen, Trustees, of 1651 Rich Road, Grace, Idaho, hereinafter called "Landlord", and Neibaur Farm Enterprises, an Idaho General Partnership whose principal place of business is located at 1550 Central Road, Bancroft, Idaho, 83217, Clyde A. Neibaur and Chad B. Neibaur, being partners authorized and empowered to enter into this Contract, hereinafter referred to as "Tenant".

WITNESSETH1. Property Leased.

Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord, for farming, the following described real estate located in Caribou County, State of Idaho, to-wit:

The East Half of Section 20, Township 9 South, Range 40 East, Boise Meridian, containing 320 acres.

2. Term of Lease.

This lease shall run for a term of ten years commencing October 15, 1995 and shall continue to October 15, 2005.

5. Irrigation and Improvements.

The land described above is leased without any water rights or irrigation facilities or equipment whatsoever. It is understood between the parties that the Tenant has made application for a change in its use of other water rights it holds and upon approval of the change by the state water resources board intends to develop a well and provide an irrigation system for the leased property. The irrigation system and other improvements on the premises shall at all times and under all circumstances be the sole property of Tenant. Landlord specifically disclaims any interest, including any security interest or lien in any personal property or other improvement made to the lease property by Tenant. Tenant shall be responsible to keep the improvements in good order, condition, or repair, at the expense of Tenant during the duration of the Lease. Tenant shall have the right to remove all improvements made by it on the termination of the Lease. Tenant shall be solely responsible for removing all its improvements at the termination of this Lease. The personal property and improvements shall be removed by the Tenant in such a way as to leave the leased property in as good condition as it was in before the improvements were installed. All property not removed by Tenant within a reasonable period of time following the termination of the Lease shall become the property of the Landlord and the Landlord shall have no duty or responsibility to pay Tenant for the value of any property or improvements left on the leased land.

d. Upon termination of the lease, Tenant shall surrender possession of the leased premises, with all leased property, in good condition and repair, ordinary wear and tear excepted.

e. The terms "Landlord" and "Tenant" shall be construed as used herein, to include singular and plural, and the masculine gender shall be construed to include the feminine.

IN WITNESS WHEREOF, the parties have, through their duly authorized representatives executed this lease this 15th day of August, 1995.

Christensen Family Trust, LANDLORD

Dwain K. Christensen
Dwain K. Christensen, Trustee

Linda L. Christensen
Linda L. Christensen, Trustee

Neibaur Farm Enterprises, an Idaho General Partnership, TENANT

Clyde A. Neibaur
Clyde A. Neibaur, Partner

Chad B. Neibaur
Chad B. Neibaur, Partner

FARM LEASE

(CASH RENT)

THIS AGREEMENT Made and entered into this 18th day of March, 1997, by and between the Christensen Family Trust, Dwain Christensen and Linda Christensen, Trustees, of 1651 Rich Road, Grace, Idaho, hereinafter called "Landlord", and Neibaur Farm Enterprises, an Idaho Partnership whose principal place of business is located at 1550 Central Road, Bancroft, Idaho, 83217, ~~Circle A. Neibaur~~ ^{CBN} and Chad B. Neibaur, being partners authorized and empowered to enter into this Contract, hereinafter referred to as "Tenant".

WITNESSETH

1. Property Leased.

Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord, for farming, the following described real estate located in Caribou County, State of Idaho, to-wit:

The S 1/2, NW 1/4, N 1/2, SW 1/4 of Section 16, Township 9 South, Range 40 East, Boise Meridian, containing 160 acres.

2. Term of Lease.

This lease shall run for a term of ten years commencing October 15, 1997 and shall continue to October 15, 2007.

5. Irrigation and Improvements.

The land described above is leased without any water rights or irrigation facilities or equipment whatsoever. It is understood between the parties that the Tenant has made application for a change in its use of other water rights it holds and upon approval of the change by the state water resources board intends to develop a well and provide an irrigation system for the leased property. The irrigation system and other improvements on the premises shall at all times and under all circumstances be the sole property of Tenant. Landlord specifically disclaims any interest, including any security interest or lien in any personal property or other improvement made to the lease property by Tenant. Tenant shall be responsible to keep the improvements in good order, condition, or repair, at the expense of Tenant during the duration of the Lease. Tenant shall have the right to remove all improvements made by it on the termination of the Lease. Tenant shall be solely responsible for removing all its improvements at the termination of this Lease. The personal property and improvements shall be removed by the Tenant in such a way as to leave the leased property in as good condition as it was in before the improvements were installed. All property not removed by Tenant within a reasonable period of time following the termination of the Lease shall become the property of the Landlord and the Landlord shall have no duty or responsibility to pay Tenant for the value of any property or improvements left on the leased land.