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**Owyhee County
Planning & Zoning**

PO Box 128, Murphy, ID 83650
Phone (208) 495-2095 Fax (208) 495-2051

**Land Use Permit Application
Requiring Public Hearing**

SINGLE FAMILY RESIDENCE COMMERCIAL SUBDIVISION CAFO INDUSTRIAL
 REZONE OTHER _____

Jerry Hoagland
APPLICANT/APPLICANT REPRESENTATIVE

20509 Upper Reynolds Creek Rd
MAILING ADDRESS

Murphy ID 83650
CITY STATE ZIP CODE

208-318-8308 shrijuly@gmail.com
TELEPHONE EMAIL OR FAX

Seven High Ranch Inc
OWNER'S NAME

20509 Upper Reynolds Creek Rd
OWNER'S MAILING ADDRESS

Murphy ID 83650
CITY STATE ZIP CODE

208-318-8308 shrijuly@gmail.com
OWNER'S PHONE NUMBER EMAIL OR FAX

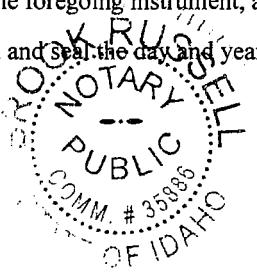
I DECLARE UNDER PENALTY OF PERJURY that I/we, _____, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: Dec 17 2017 Signed: Jerry Hoagland

Dated: _____ Signed: _____

On the 17 day of December 2025, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Rock River
Notary Public

Residing at Homedale ID.
Commission Expires: 4-23-2031

FOR ADMINISTRATIVE USE
File No. _____ Rec'd by: _____ Date: _____ Pd. _____ Check No. _____

December 17, 2025

Planning and Zoning Commission,

Seven High Ranch, Inc. is applying to Owyhee County Planning and Zoning for a Conditional Use Permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home, Head Quarters house, nearest the dwelling is 20840 Upper Reynolds Creek Road, Murphy. The dwelling sits about 935 feet east off Upper Reynolds Creek Road. There are 2 entrances, one straight east to dwelling and one through corrals. (see location map attached) The dwelling is within the Murphy/Reynolds/Wilson Fire District, Melba School District, Owyhee County Road and Bridge District 1, Marsing Ambulance District, Owyhee Pioneer Cemetery District, and Reynolds Creek Water District 57R. This dwelling is in the Agricultural Zone.

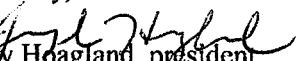
It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating with electrical backup. The exterior is stucco/plaster, and interior will be sheet rock with texture and paint. Windows replaced with energy efficient glass. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced with new service to the HQ house, shop, out buildings, corrals, well and spring pump, plus this house. There are 2 sources of water, well and spring water.

Seven High Ranch purchased the Hook Ranch in 2021 and doubled our size. We have over 700 acres of irrigated meadows, 4200 acres range land plus a BLM grazing permit that ranges from Guffey Butte to DeLamar. Cattle are turned out on the BLM permit May 1 to August 8 except the herd that grazes Jordan Creek till Sept 30. Then winter range from November 1 till Feb 28. I have no idea how many miles of fence from the low elevations to the high elevation snow damaged fences. This ranch is not in a Herd District.

Water for irrigation is dependent on the flows of Reynolds Creek normally from Mid-March to Mid-June. There is a rush to get over the meadows as rapidly as possible before the creek drops off. At the same time feeding cows, and getting fences repaired before cattle go out. Brad Huff and I operate as partners, spreading the work, mostly Brad. This year we hired an employee to do more of what Brad and I can't keep up with. We need another employee for Irrigation, fence repair, cattle work, weed control, etc.. This ranch has 3 homes currently, Brad's, my house, and the HQ where the current employee resides.

The above is the reason for restoring this dwelling. It will be a benefit to the community, tax base and the ranch's economic stability.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, ID 83650
208-318-8308

1. Whether the intended use is necessary for the public convenience and welfare.

It will add a person or family that will do business in the local economy.

2. Whether the proposed use may create a hazard, nuisance or other injury to other property in the immediate vicinity or to the health or safety to the citizens of the county in general.

No. This is a residence. The closest neighbor is the current employee of the ranch. The next closest neighbor's residence, Martin Jaca, or my home, are over a mile away. This site is about a quarter of a mile from the closest neighbor private property., Jaca Livestock. Because of the ranch ownership, the employee must follow our management rules

3. Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.

No. This house is off the main county road by 935 feet. The ranch has 2 alternate roads from the county road. One straight east to the house, and one through the corrals. The ranch will make the width meet MRW specs. The essential public services would be the school bus and school if the employee has kids. The bus turn around at the cemetery is about 1 1/2 miles from the site. As to the general public environment, this site is surrounded by the ranch private property. There is no need for public funding in order to meet the needs created by this requested use. It will add value to the county tax base.

4. Whether adequate sewer, water and drainage facilities and utility and other service systems are to be provided by the applicant to accommodate the said use.

A sewer system has been recently installed. Water is provided by a spring/pressure system, and a fall back to the existing well. (see map) Everything naturally drains to the north, north east. The house foundation is raised so any water flows around and not into the house. The power system for this ranch head quarters is obsolete and will be up graded for all the buildings, homes, shop, well and spring/pressure system. Telephone service is by internet as Centrylink's lines are obsolete and can't be depended on.

5. Whether the proposed use may have adverse impact on water supplies, both surface and underground.

The spring's decreed water right is 57-1027, the well's decreed water right is 57-1026. The 2 homes will use the spring for domestic use. The well was improved 3 years ago by blowing it out gaining a good source of water for my home and yard, a mile away, plus the weaned calves in the corrals, plus the yard at the HQ house. This house would use well water for a small yard. Behind the house, stays moist from irrigation and grows good pasture. No, there would not be impacts to surface or ground water.

6. Whether the geological base on which the use is to be placed may, or may not support the proposed use

The house has been setting on this site for 80 plus years and is still structurally stable. So, the geological base must be adequate. (See Natural Resource Conservation Service map.)

Seven High Ranch

7. Whether the proposed use at the site may endanger human health, animal life, and plant life in the surrounding area and county in general.(i.e. Species of animals or plants, or their habitats which might be harmed or interfered with by this proposed use.)

No. This site will not endanger human health or plant life in the surrounding area. As to the animal habitat, this house being rebuilt, will displace rats, skunks and starlings. We have 13 cats to take care of mice. Deer are already grazing in the yard. And beavers in the creek near by. There are cranes nesting $\frac{3}{4}$ mile north of this site. This property is well known for its quail and pheasant and coyote populations.

8. Whether the proposed use compliments, benefits, and is compatible with the surrounding land uses.

This proposed use for employee housing is necessary for the continued economic operation of the ranch. This house would be compatible with the surrounding ranches in the Reynolds Creek valley as the other ranches have developed more employee housing. There is a need to add an employee to lesson the work load Brad and I carry. We are at the right size to have a viable operation with the employees providing benefits to the ranch to pay their way.

9. Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to the granting of the conditional use permit. In responding to this point please consider and propose any special conditions which the commission could issue which would minimize or mitigate any adverse impact as described in all of the above questions.

Special conditions would be to get one of the roads to MRW standards. The power update should be done, weather permitting, by the hearing date for this application, but could have a special condition to get it done if all else fails.

ACCOMMODATION

Instrument # 310110
MURPHY, Owyhee, IDAHO
2021-11-01 01:11:26 No. of Pages: 6
Recorded for: PIONEER TITLE CANYON - CALDWELL
ANGELA BARKELL Fee: \$15.00
Ex-Officio Recorder Deputy: map
Index To: DEED
Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made by **JERRY L. HOAGLAND**, as Personal Representative for the **ESTATE OF MARJORIE J. HOAGLAND**, deceased, hereinafter referred to as **GRANTOR**.

GRANTOR is the duly qualified personal representative of such Estate filed in Owyhee County, State of Idaho, Probate Case No. CV 37-21-00156.

For valuable consideration, and in his capacity as Personal Representative for the **ESTATE OF MARJORIE J. HOAGLAND**, deceased, GRANTOR, does hereby grant, bargain, sell and convey unto **JERRY L. HOAGLAND**, a single man, hereinafter referred to as **GRANTEE**, the Grantor Estate's entire tenants-in-common interest, specifically a 1.62% interest in said real property more fully described herein below.

[Clarification as to the Grantee Jerry L. Hoagland's collective interest in said property described herein below: A Warranty Deed from Reynolds Creek Land Company, LLC to Jerry L. Hoagland, a single man (Owyhee County, Idaho, Instrument No. 310090) was previously recorded conveying a 3.24% tenants-in-common interest in said property more fully described herein below to Jerry L. Hoagland, a single man. With the recording of said Warranty Deed conveying a 3.24% tenants-in-common interest in said property to Jerry L. Hoagland, and the recording of this Personal Representative's Deed conveying a 1.62% tenants-in-common interest in said property described herein below to Jerry L. Hoagland, Jerry L. Hoagland, a single man, shall have a collective 4.86% (3.24% plus 162%) tenants-in-common interest in said property described more particularly herein below.]

Said real property more particularly described as follows, to-wit:

PARCEL #1:

In Township 3 South, Range 3 West, Boise Meridian, Owyhee County, Idaho:

Section 6: Government Lots 3, 4, 5, 6, 7, South One-Half Northeast Quarter, North One-Half Southeast Quarter, Southeast Quarter Northwest Quarter, East One-Half Southwest Quarter

EXCEPTING therefrom the following parcel of land, particularly described as follows:

BEGINNING at the Northwest corner of Section 6, Township 3 South, Range 3 West, Boise Meridian, Owyhee County, Idaho; thence East on the Township line 7 chains to the REAL PLACE OF BEGINNING; thence continuing East on the Township line a distance of 33.27 chains to the quarter section corner; thence running South on the quarter section line a distance of 17.53 chains; thence West parallel with the Township line 33.27 chains; thence North 17.53 chains to the PLACE OF BEGINNING.

PARCEL #2:

In Township 3 South, Range 4 West, Boise Meridian, Owyhee County, Idaho:

Section 1: Government Lot 1, South One-Half Northeast Quarter, East One-Half Southeast Quarter

Section 12: Northeast Quarter Northeast Quarter, Southeast Quarter Southwest Quarter

Section 13: North One-Half Northwest Quarter

Section 34: Government Lot 4, Southwest Quarter Southeast Quarter

Section 35: West One-Half, Southwest Quarter Northeast Quarter, West One-Half Southeast Quarter, East One-Half East One-Half

PARCEL #3:

In Township 4 South, Range 4 West, Boise Meridian, Owyhee County, Idaho:

Section 2: Government Lots 1, 2, 3, 4, South One-Half Northeast Quarter, South One-Half Northwest Quarter, North One-Half Southwest Quarter, Southeast Quarter Southwest Quarter, Southeast Quarter

Section 3: Government Lots 1, 2, 3, 4, South One-Half Northeast Quarter, Northeast Quarter Southeast Quarter

Section 11: West One-Half Northeast Quarter, East One-Half Northwest Quarter

EXCEPTING THEREFROM that portion of the following described property located within Section 11, Township 4 South Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at a point on the North line of Section 11, Township 4 South, Range 4 West, Boise Meridian, Owyhee County, Idaho (Basis of bearing for this survey is East from the Northwest corner of Section 11 to the North Quarter corner of Section 11), such POINT OF BEGINNING lies 456.07 feet East of said North Quarter corner of Section 11; thence East along said North section line 493.09 feet to the Reynolds Creek Road; thence along an existing fence line South 8° 10' West 210.00 feet; thence South 7° 04' West 26.00 feet; thence South 19° 43' West 296.60 feet; thence South 36° 31' West 180.00 feet; thence South 87° 32' West 746.00 feet; thence North 20° 43' East 274.00 feet; thence

North $42^{\circ} 23'$ East 586.70 feet to the POINT OF BEGINNING.

PARCEL #4:

In Township 2 South, Range 2 West, Boise Meridian, Owyhee County, Idaho:

Section 36: East Half of the Northeast Quarter, East Half of the Northwest Quarter of the Northeast Quarter, Northeast Quarter of the Southeast Quarter, East Half of the Southeast Quarter of the Southeast Quarter

PARCEL #5:

In Township 3 South, Range 2 West, Boise Meridian, Owyhee County, Idaho:

Section 1: A parcel of land situated in Section 1, T3S, R2W, B.M., more particularly described as follows:

Beginning at the Northwest corner of Section 1, T3S, R2W, B.M.; thence South 50 feet; thence East 4,620 feet; thence North 50 feet; thence West a distance of 4,620 feet along the said North line to the POINT OF BEGINNING.

PARCEL #6:

In Township 3 South, Range 3 West, Boise Meridian, Owyhee County, Idaho:

Section 2: Southwest Quarter of the Northeast Quarter, Southeast Quarter of the Northwest Quarter, Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter

PARCEL #7:

That portion of the following described property located within Section 11, Township 4 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at a point on the North line of Section 11, Township 4 South, Range 4 West, Boise Meridian, Owyhee County, Idaho (Basis of bearing for this survey is East from the Northwest corner of Section 11 to the North Quarter corner of Section 11), such POINT OF BEGINNING lies 456.07 feet East of said North Quarter corner of Section 11; thence East along said North section line 493.09 feet to the Reynolds Creek Road; thence along an existing fence line South $8^{\circ} 10'$ West 210.00 feet; thence South $7^{\circ} 04'$ West 26.00 feet; thence

South 19° 43' West 296.60 feet; thence
South 36° 31' West 180.00 feet; thence
South 87° 32' West 746.00 feet; thence
North 20° 43' East 274.00 feet; thence
North 42° 23' East 586.70 feet to the POINT OF BEGINNING.

TO HAVE AND HOLD SAID PREMISES with their appurtenances unto said
GRANTEE, his heirs and assigns forever, and subject to any and all existing patent reservations,
reversions, remainders, easements, right(s)-of-way, restrictions and encumbrances of record,
existing tenancies, and protective covenants, zoning ordinances, and applicable building codes,
laws and regulations, general taxes and assessments, including irrigation and utility assessments
(if any) for the current year, which are not due and payable, and to any state of facts an accurate
survey or inspection of the premises would show.

TOGETHER with all buildings and improvements thereon.

TOGETHER with any and all right, title, and interest to the range and grazing rights to,
and further defined as follows:

- A) Within the boundary of the Evans FFR Allotment (Allotment Number ID00619),
within the Owyhee Field Office, Boise District, Idaho, Bureau of Land Management,
U.S. Department of the Interior, including: (1) any and right, title, and interest to the
Grazing Preference and to the Permitted Use to the extent of 84 Animal Unit Months
("AUMs") of Permitted Use, of which 84 AUMs are Active Use and 0 AUMs are
Suspended Use; (2) any and all right, title, and interest to the associated public lands
range improvements within the boundary of said allotment; and (3) any and all right,
title, and interest to range water, water rights and privileges of every name, kind,
character, and description appurtenant to and used in connection with said range and
grazing rights, said grazing permit, and said range improvements.
- B) Within the boundary of the Jump Creek Allotment (Allotment Number ID00570),
within the Owyhee Field Office, Boise District, Idaho, Bureau of Land Management,
U.S. Department of the Interior, including: (1) any and right, title, and interest to the
Grazing Preference and to the Permitted Use to the extent of 450 Animal Unit Months
("AUMs") of Permitted Use, of which 450 AUMs are Active Use and 0 AUMs are
Suspended Use; (2) any and all right, title, and interest to the associated public lands
range improvements within the boundary of said allotment; and (3) any and all right,
title, and interest to range water, water rights and privileges of every name, kind,
character, and description appurtenant to and used in connection with said range and
grazing rights, said grazing permit, and said range improvements.
- C) Within the boundary of the Rabbit Creek-Peters Gulch Allotment (Allotment Number
ID00517), within the Owyhee Field Office, Boise District, Idaho, Bureau of Land
Management, U.S. Department of the Interior, including: (1) any and right, title, and
interest to the Grazing Preference and to the Permitted Use to the extent of 4,085
Animal Unit Months ("AUMs") of Permitted Use, of which 2,193 AUMs are Active

Use and 1,892 AUMs are Suspended Use; (2) any and all right, title, and interest to the associated public lands range improvements within the boundary of said allotment; and (3) any and all right, title, and interest to range water, water rights and privileges of every name, kind, character, and description appurtenant to and used in connection with said range and grazing rights, said grazing permit, and said range improvements.

TOGETHER with any and all water and water rights of any kind, name or nature, including but not limited to, the rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, stock water companies, and all other means for the diversion or use of water appurtenant to said legally described real property or any part thereof, for irrigation, stockwatering, domestic or any other use, together with all permits, certificates, proofs and other evidences of water rights or privileges, inclusive of shares, filed and of record with the Division of Water Resources, State of Idaho ("IDWR"), including IDWR Water Rights 57-245B, 57-260B, 57-265, 57-269B, 57-1025, 57-1026, 57-1027, 57-1029, 57-1106, 57-1107, 57-1108, 57-1109, 57-1111, 57-1113, 57-4040, 57-4041, 57-11564, 57-11565, and 57-1028, but excluding any right, title or interest in IDWR Water Right 57-1028 as related to the Point of Division and the Place of Use within the Northeast Quarter of the Northwest Quarter of Section 34 of Township 3 South, Range 4 West, Boise Meridian, Owyhee County, Idaho, which is currently owned / held by *Jaca Land Co., LLC*.

TOGETHER with any and all right, title and interest to reservoirs, ditches or other rights of way authorized under various pre-1976 Federal Grants upon or across the public lands, including any and all right, title and interest to water and water rights of every name, kind, character, and description appurtenant to and used in connection with said Grants.

TOGETHER with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the GRANTOR has caused its estate named to be hereunto affixed by its duly authorized personal representative this 28th day of October, 2021.

ESTATE OF MARJORIE J. HOAGLAND, DECEASED

by *Jerry L. Hoagland*
Jerry L. Hoagland, Personal Representative

STATE OF IDAHO)
) ss.
COUNTY OF CANYON)

29th Oct

I, the undersigned, a notary public, do hereby certify that on this 28th day of October, 2021, personally appeared before me, Jerry L. Hoagland, who, being by me first duly sworn, declared that he is the Personal Representative of the *Estate of Marjorie J. Hoagland, deceased*, that he signed the foregoing Personal Representative's Deed as authorized Personal Representative of said estate, and that the statements therein contained are true.

Karen C.
NOTARY PUBLIC IN AND
FOR THE STATE OF IDAHO.
Residing at _____
My Comm. Exp. _____

KRISTI COX
COMMISSION #37722
NOTARY PUBLIC
STATE OF IDAHO

Residing in Middleton, Idaho
Commission Expires: 03-11-2025

Valuation Summary Sheet

OWYHEE County

11/28/2025 10:52:05 AM

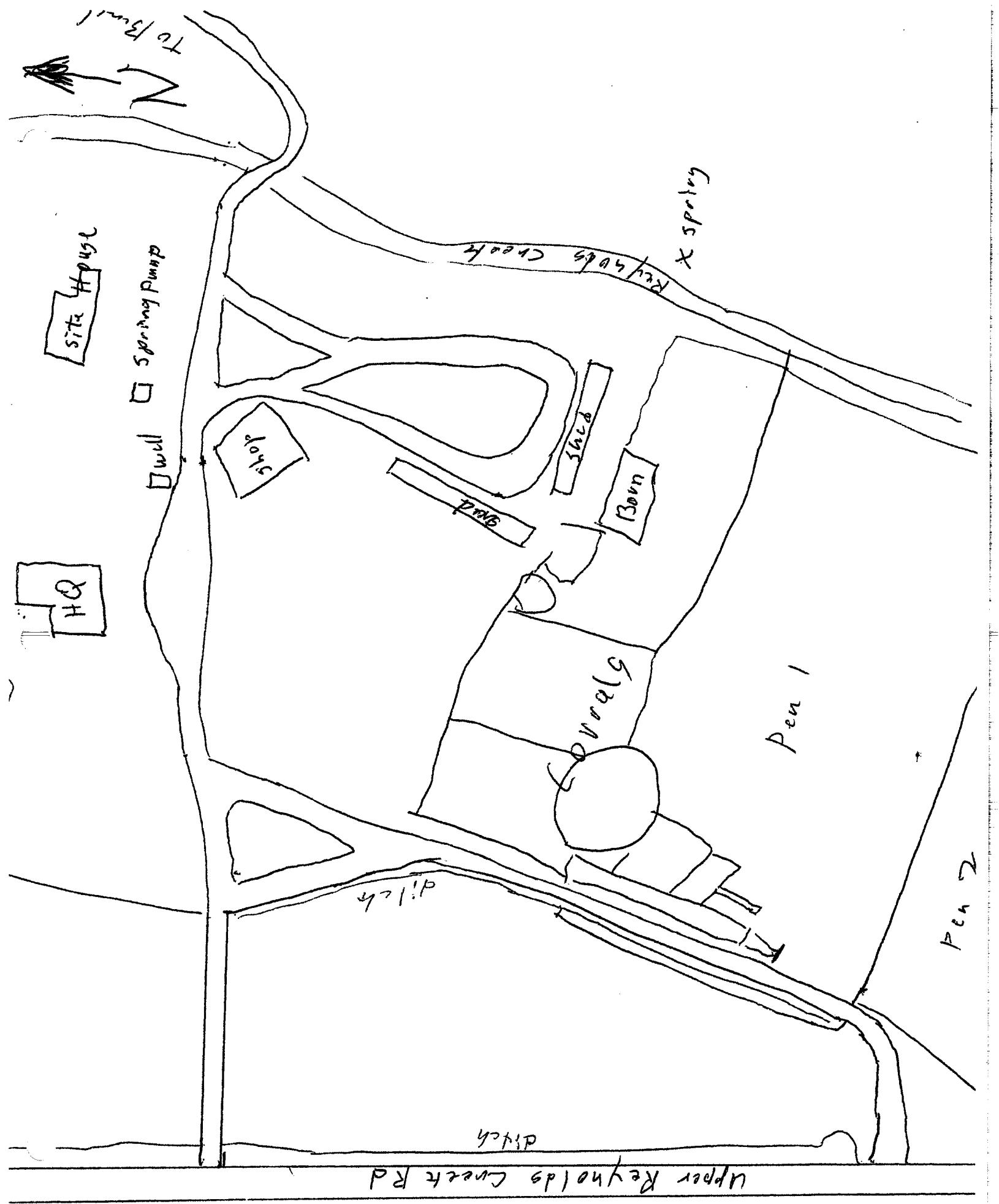
Parcel Number:	RP03S03W061200	Property Address:	20840 REYNOLDS CREEK RD, MURPHY, ID 83650								
Effective Date:	1/1/2005	Tax Code Area:	53-0000								
Expiration Date:		Legal Description:	LOTS 3-7,S2NE,N2SE,SENW,E2SW, LESS TAX 1 6 3S 3W								
Legal Party Name	Address	City, St, Zip									
SEVEN HIGH RANCH INC	20509 REYNOLDS CREEK RD	MURPHY, ID 83650	Primary Owner								
HOAGLAND, JERRY L	20509 REYNOLDS CREEK RD	MURPHY, ID 83650	Secondary Owner								
HUFF, BRAD ROY & MARY LOUISE H/W	8099 SEVEN HIGH LN	MURPHY, ID 83650	Secondary Owner								
CatId	Ex	Rv	Year	Unit	Quantity	Value	HO Min	HO Exempt	PTR	Other	
04	L00		2025	AC	238.400	\$50,064	\$0	\$0	\$0	\$0	\$0
05	L00		2025	AC	180.000	\$11,700	\$0	\$0	\$0	\$0	\$0
10H	L00		2025	AC	1.000	\$17,224	\$0	\$0	\$0	\$0	\$0
19	L00		2025	AC	4.030	\$0	\$0	\$0	\$0	\$0	\$0
31H	R01		2025		-	\$161,750	\$0	\$0	\$0	\$0	\$0
32	R01		2025		-	\$2,830	\$0	\$0	\$0	\$0	\$0
32	R02		2025		-	\$35,270	\$0	\$0	\$0	\$0	\$0
32	R03		2025		-	\$2,310	\$0	\$0	\$0	\$0	\$0
				Totals:	423.430	\$281,148	\$0	\$0	\$0	\$0	\$0
Deed Date	Deed Reference	Zone Code:									
6/27/2014	284179										
6/27/2014	255930										
6/27/2014	255301										
6/27/2014	215326										
Comments:											
			Jerry Hoagland has a 4.86% tenants in common interest in said property. Seven High Ranch Inc has a 68.3% interest and Brad Roy and Mary Louise Huff have a 26.84% interest, all as tenants in common. = 100%								

Valuation Summary Sheet

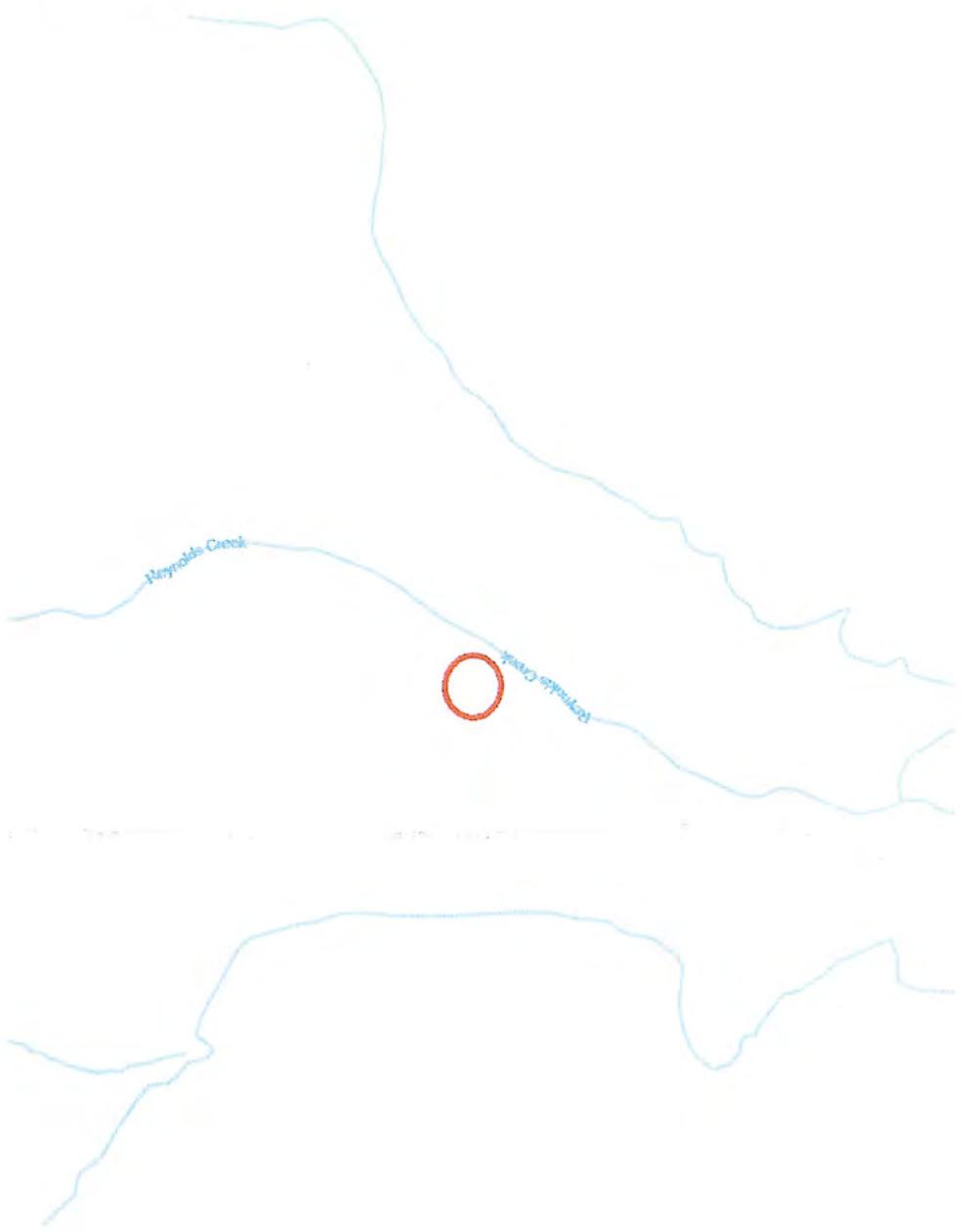
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OWYHEE County

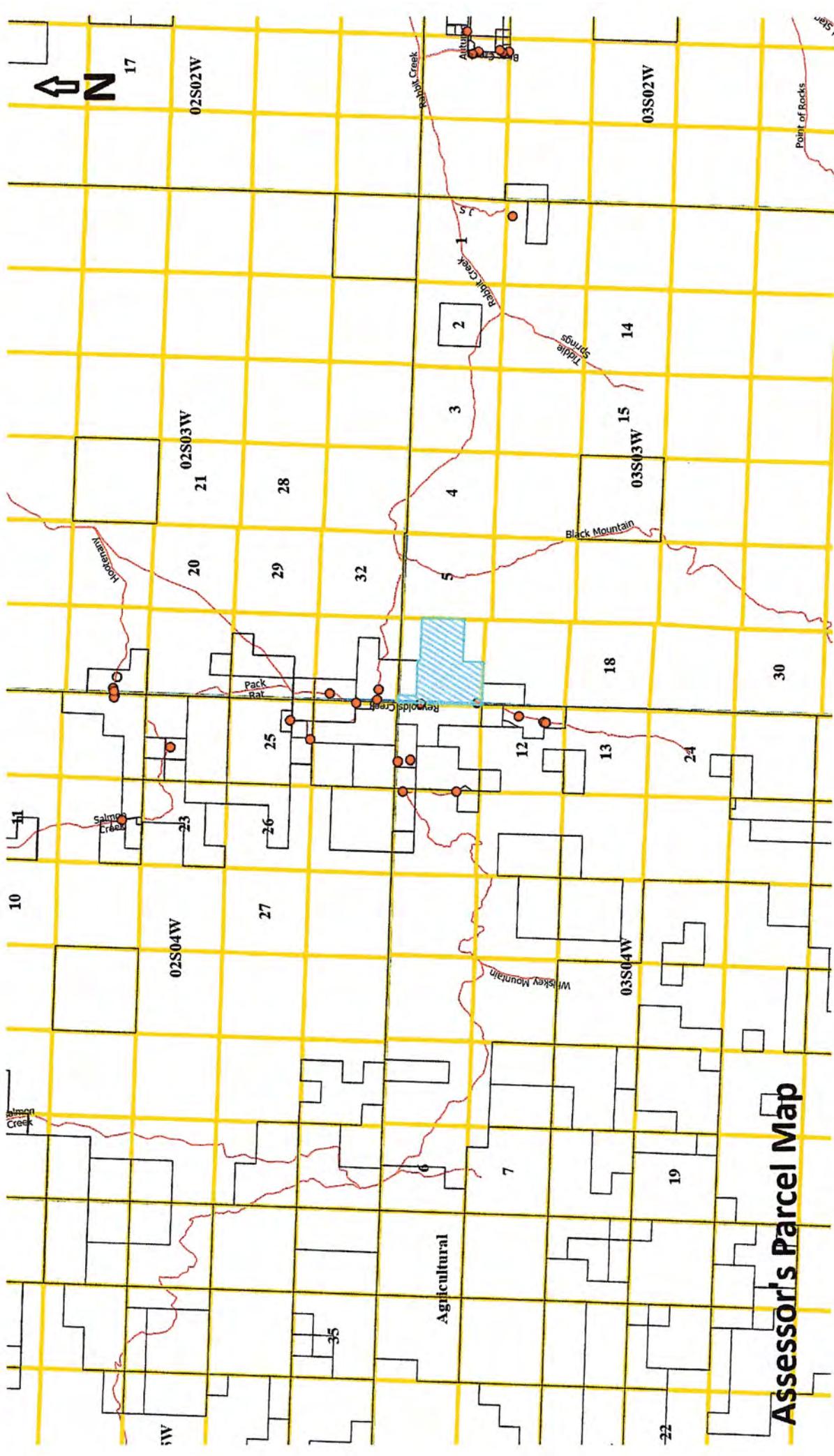
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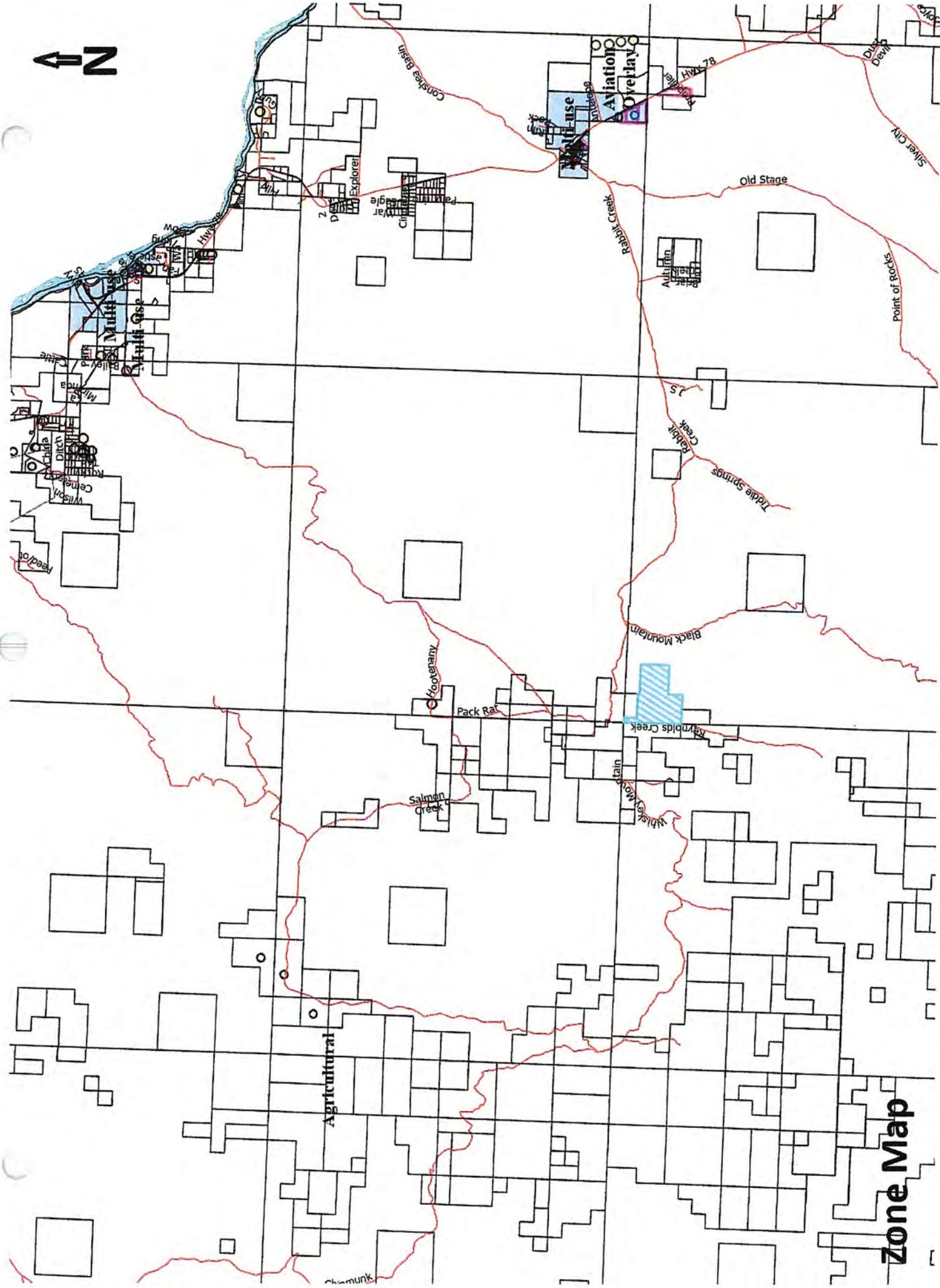
↑ N



Vicinity Map



N





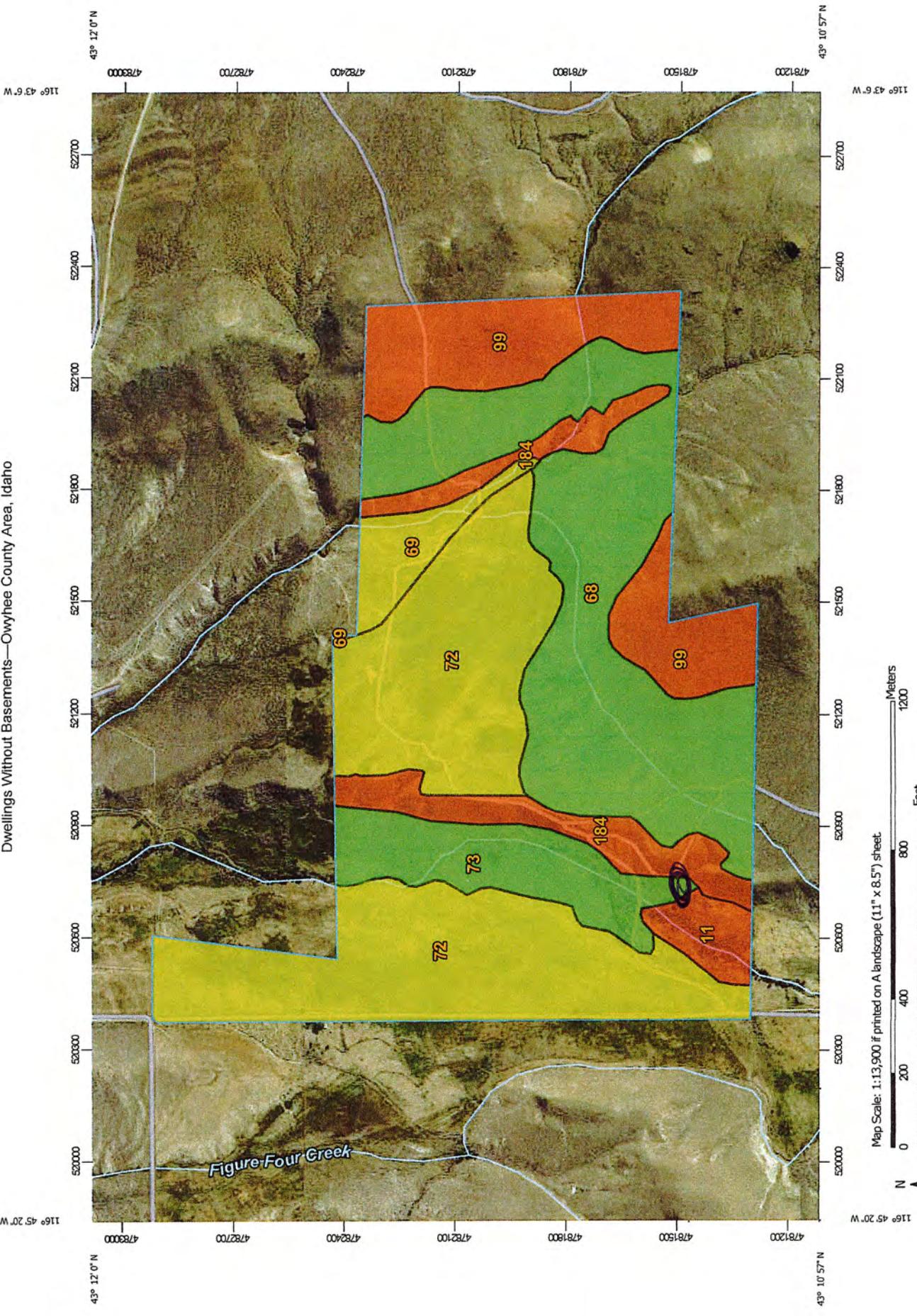
Aerial Map

Image © 2025 Airbus



Aerial Map

Dwellings Without Basements—Owyhee County Area, Idaho



MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)	Background	Aerial Photography
Soils			
Soil Rating Polygons			
Very limited			
Somewhat limited			
Not limited			
<input type="checkbox"/>			
Soil Rating Lines			
Very limited			
Somewhat limited			
Not limited			
<input type="checkbox"/>			
Soil Rating Points			
Very limited			
Somewhat limited			
Not limited			
<input type="checkbox"/>			
Water Features			
Streams and Canals			
Transportation			
Rails			
Interstate Highways			
US Routes			
Major Roads			
Local Roads			

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Owyhee County Area, Idaho
Survey Area Data: Version 24, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11	Babington-Beetville loams, 0 to 3 percent slopes	Very limited	Babington (55%)	Flooding (1.00)	11.9	2.3%
				Shrink-swell (0.05)		
			Beetville (20%)	Flooding (1.00)		
68	Hardtrigger-Arbidge complex, 2 to 12 percent slopes	Not limited	Hardtrigger (40%)		145.6	28.7%
			Arbidge (35%)			
69	Hardtrigger-Briabbit-Tindahay complex, 1 to 15 percent slopes	Somewhat limited	Hardtrigger (40%)	Slope (0.04)	16.6	3.3%
			Briabbit (20%)	Slope (0.04)		
72	Hardtrigger-Gariper-Diawell complex, 2 to 20 percent slopes	Somewhat limited	Hardtrigger (35%)	Slope (0.04)	184.5	36.3%
			Gariper (30%)	Shrink-swell (0.21)		
				Slope (0.04)		
			Diawell (25%)	Slope (0.37)		
73	Hardtrigger-Goose Creek loams, 1 to 5 percent slopes	Not limited	Hardtrigger (50%)		41.5	8.2%
99	Mackey-Cottle association, 10 to 45 percent slopes	Very limited	Mackey (50%)	Slope (1.00)	68.4	13.5%
				Depth to hard bedrock (0.79)		
			Cottle, stony surface (30%)	Depth to hard bedrock (1.00)		
				Slope (1.00)		
				Shrink-swell (0.50)		
184	Typic Haploixerolls-Pachic Argixerolls-Badland complex, very steep	Very limited	Typic Haploixerolls (35%)	Slope (1.00)	39.2	7.7%
				Shrink-swell (0.50)		
				Large stones (0.14)		
			Pachic Argixerolls (25%)	Slope (1.00)		
				Large stones (0.21)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Shrink-swell (0.05)		
				Badland (20%)	Slope (1.00)	
					Depth to soft bedrock (0.50)	
Totals for Area of Interest					507.6	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	201.2	39.6%
Not limited	187.0	36.8%
Very limited	119.4	23.5%
Totals for Area of Interest	507.6	100.0%



Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



December 17, 2025

Reynolds Creek Water District 57R
9902 Wilson Cemetery Lane
Wilson ID 83641
Connie Brandau, 208-495-2529

To Whom it May Concern;

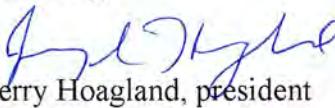
Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances, one straight east toward dwelling and other through corrals. (see location map attached) This dwelling is within the Reynolds Creek Water District 57R boundary. Water rights within this parcel are all owned by Seven High Ranch. This dwelling will not use any more water than is in existing rights.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Sinker Creek Water District 57D
23202 Dust Devil Ln.
Murphy ID 83650
Chad Nettleton 208-850-0780

To Whom it May Concern;

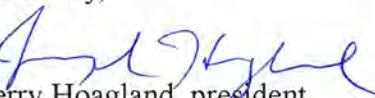
Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances, one straight east toward dwelling and other through corrals. (see location map attached) This dwelling is not within the Sinker Creek Water District 57D boundary.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Catherine Creek Water District 57B
18125 Oreana Loop Rd.
Oreana, ID 83650
Rohl Hipwell 208-834-2431

To Whom it May Concern;

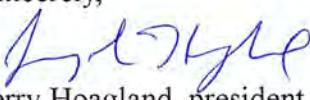
Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances, one straight east toward dwelling and other through corrals. (see location map attached) This dwelling is not within the Catherine Creek Water District 57B boundary.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

West Reynolds Irrigation District
15859 State Hwy. 78
Melba, ID 83641
Adam Duckett 208-409-8524

To Whom it May Concern;

Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances. one straight east toward dwelling and other through corrals. (see location map attached) This dwelling is not within the West Reynolds Irrigation District boundary.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,



Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Reynolds Irrigation District
P.O. Box 12
Melba, ID 83641
Brad Huff 208-435-2950

To Whom it May Concern;

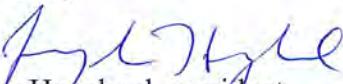
Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances, one straight east toward dwelling and other through corrals. (see location map attached) This dwelling is not within the Reynolds Irrigation District boundary.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Melba School District
Superintendent
511 Broadway Ave.
Melba, ID 83641
208-495-1141

To Whom it May Concern;

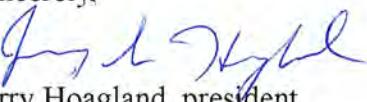
Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling sits about 935 feet east off Upper Reynolds Creek Road. The dwelling is within the Melba School District. The site is approximately 1.25 miles from the school bus turn around by the Reynolds Cemetery.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Melba Quick Response Unit
P.O. Box 33
Melba, ID 83641
208-435-1211

To Whom it May Concern:

Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is 935 feet off Upper Reynolds Creek Road with 2 entrances, one straight east toward dwelling and other through corrals. (see location map attached) If application is approved, an address will be assigned to this dwelling. This site is within your area.

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Murphy/Reynolds/Wilson Fire District
11606 State Hwy 78
Melba, ID 83641
208-404-9746 Chuck Cooley
chief@mrwfire.org

To Whom it May Concern;

Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is within the Murphy/Reynolds/Wilson Fire District, 935 feet off Upper Reynolds Creek Road with 2 existing entrances, one straight east toward dwelling and other through corrals. The east-west road will have to be upgraded to meet MRW standards (see location map attached)

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,


Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

December 17, 2025

Owyhee County Road and bridge District 1
P.O. Box 128
Murphy, ID 83650
JC Fuquey
208-495-1170

To Whom it May Concern;

Seven High Ranch is in the process of applying to Owyhee County Planning and Zoning for a conditional use permit to restore an existing dwelling for employee housing. The dwelling is located on Seven High Ranch property, parcel number RPO 03S03W061200, within 3S3W SWSW Sec 6. The address of an existing home nearest the dwelling is 20840 Upper Reynolds Creek Road. The dwelling is within Owyhee County Road and Bridge District 1, 935 feet off Upper Reynolds Creek Road with 2 existing entrances, one straight east toward dwelling and other through corrals. (see location map attached)

This dwelling is in the Agricultural Zone.

It is our intent to restore this 864 square foot dwelling built approximately 1942. It has not been lived in for 30 plus years and only used for storage during that period. Prior to 30 years ago, this dwelling originally was used for employee housing. The structure itself is in good condition, concrete footings, concrete floors and railroad tie walls, with a new metal roof and septic system. Plumbing and updated electrical will be added. The dwelling will have wood stove heating. The exterior is plaster, and interior will be sheet rock with texture and paint. The existing electrical from the Idaho Power transformer to the meter base and distribution is obsolete and will be replaced. There are 2 sources of water, well and spring water.

We request you reply to us and Planning and Zoning with any comments or concerns you may have about our project. A location map is included with this letter. If we do not receive a response, we will assume your District has no objections to our proposal. Thank you for your time.

Sincerely,



Jerry Hoagland, president
Seven High Ranch, Inc.
20509 Upper Reynolds Creek Rd.
Murphy, Id 83650
208-318-8308

U.S. Postal Service™
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Certified Fee	5.30
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

MURPHY, ID 83650
Postmark Here
DEC 22 2025

Sent To
Murphy Reynolds Irrigation District
Street, Apt. No.;
or PO Box No.
11606 State Hwy 78
City, State, ZIP+4
Melba ID 83641

PS Form 3800, August 2006

See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

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Postmark Here
DEC 22 2025

Sent To
Reynolds Irrigation District
Street, Apt. No.;
or PO Box No.
P.O. Box 12
City, State, ZIP+4
Melba ID 83641

PS Form 3800, August 2006

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

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Sent To
West Reynolds Irrigation District
Street, Apt. No.;
or PO Box No.
15559 State Hwy 78
City, State, ZIP+4
Melba ID 83641

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

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Sent To
Owyhee Co Road & Bridge District
Street, Apt. No.;
or PO Box No.
P.O. Box 129
City, State, ZIP+4
Murphy ID 83640

PS Form 3800, August 2006

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

MURPHY, ID 83650
Postmark Here
DEC 22 2025

Sent To
Melba Quick Response Unit
Street, Apt. No.;
or PO Box No.
P.O. Box 33
City, State, ZIP+4
Melba ID 83641

PS Form 3800, August 2006

See Reverse for Instructions

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Certified Fee	5.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

MURPHY, ID 83650
Postmark Here
DEC 22 2025

Sent To
Melba School District
Street, Apt. No.;
or PO Box No.
911 Broadway Ave
City, State, ZIP+4
Melba ID 83641

PS Form 3800, August 2006

See Reverse for Instructions

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Certified Fee	5.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

Sent To
~~Smith Creek Water District 5710~~
Street, Apt. No.;
or PO Box No. 23202 Dust Devil Ln
City, State, ZIP+4
Murphy ID 83650

PS Form 3800, August 2006

See Reverse for Instructions

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OFFICIAL USE

Postage	\$ 0.78
Certified Fee	5.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

Sent To
~~Catharine Creek water District 5713~~
Street, Apt. No.;
or PO Box No. 18129 Ocana Loop Rd
City, State, ZIP+4
Ocana ID 83650

PS Form 3800, August 2006

See Reverse for Instructions

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For delivery information visit our website at www.usps.com®

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Postage	\$ 0.78
Certified Fee	5.30
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.08

Sent To
~~Reynolds Creek water D 137, 5713~~
Street, Apt. No.;
or PO Box No. 9902 Wilson Cemetery Lane
City, State, ZIP+4
Wilson ID 83041

PS Form 3800, August 2006

See Reverse for Instructions



Owyhee County, Idaho

RIGHT TO FARM Disclosure Statement

- A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
- B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
- C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Seven High Ranch, Inc.

Name: Jerry Hongland

Address: 20509 Upper Reynolds Creek Rd.

Legal: Section: 6 Township: 35 Range: 36

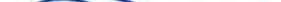
Assessor's Parcel Number: RPO 035 03W 061200
Signature: Jay L. Taylor Date: Dec 17 2025

Signature _____ Date _____

STATE OF IDAHO, County of Owyhee ss.

On this 17th day of December, 2025, before me, the undersigned, a Notary Public in and for said State personally appeared:

Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: 

Name: Brook Russell

Residing at: Homedale, ID

My Commission expires: 4-23-2031



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/23/2021

Water Right 57-1026

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	SEVEN HIGH RANCH INC 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	JERRY L HOAGLAND 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	BRAD R HUFF 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	MARY L HUFF 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308

Priority Date: 7/1/1949

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
			<u>Total Diversion</u>	0.040 CFS

Source and Point(s) of Diversion

GROUND WATER L7(SWSW) Sec. 6, Twp 03S, Rge 03W, OWYHEE County

Place Of Use

DOMESTIC within OWYHEE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE													
03S	03W	8											X						

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/23/2021

3. DETERMINATION OF HISTORICAL BENEFICIAL USE.
PARCEL NO. RP0098601

Dates and Other Information

Decreed Date: 12/3/1996
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/23/2021

Water Right 57-1027

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	SEVEN HIGH RANCH INC 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	JERRY L HOAGLAND 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	BRAD R HUFF 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308
Current Owner	MARY L HUFF 8099 SEVEN HIGH LN MURPHY, ID 83650-5015 (208) 318-8308

Priority Date: 7/1/1864

Basis: Decreed
Status: Active

<u>Source</u>	<u>Tributary</u>
SPRING	REYNOLDS CREEK

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
DOMESTIC	1/01	12/31	0.040 CFS	
	<u>Total Diversion</u>		0.040 CFS	

Source and Point(s) of Diversion

SPRING L7(SWSW) Sec. 6, Twp 03S, Rge 03W, OWYHEE County

Place Of Use

DOMESTIC within OWYHEE County

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE													
03S	03W	6											X						
													L7						

Conditions of Approval:

1. N13 THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000 GALLONS PER DAY.
2. N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

12/23/2021

3. DETERMINATION OF HISTORICAL BENEFICIAL USE.
PARCEL NO. RP0098601

Dates and Other Information

Decreed Date: 9/9/1997
Civil Case Number: 39576
Judicial District: FIFTH
State or Federal: S
Owner Name Connector: AND
Water District Number: EXC
Mitigation Plan: False

Combined Use Limits

N/A

SubCase:

N/A

Water Supply Bank:

N/A

