

Paddock Valley Ranch Water Rights

Water Right Report : 65-6786 (Decreed/Active)

(map follows)

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEVEN B & LORI SUTTON	2775 DOBIE RD	MIDVALE	ID	83645

Water Right Status

Priority Date : 4/1/1938 Basis : Decreed Status : Active

Water Source

Tributary Tributary

GROUND WATER

Points Of Diversion (Location)

Source	Township	Range	Section	QQQ	QQ	Q	County
GROUND WATER	10N	02W	30		SW	NE	PAYETTE

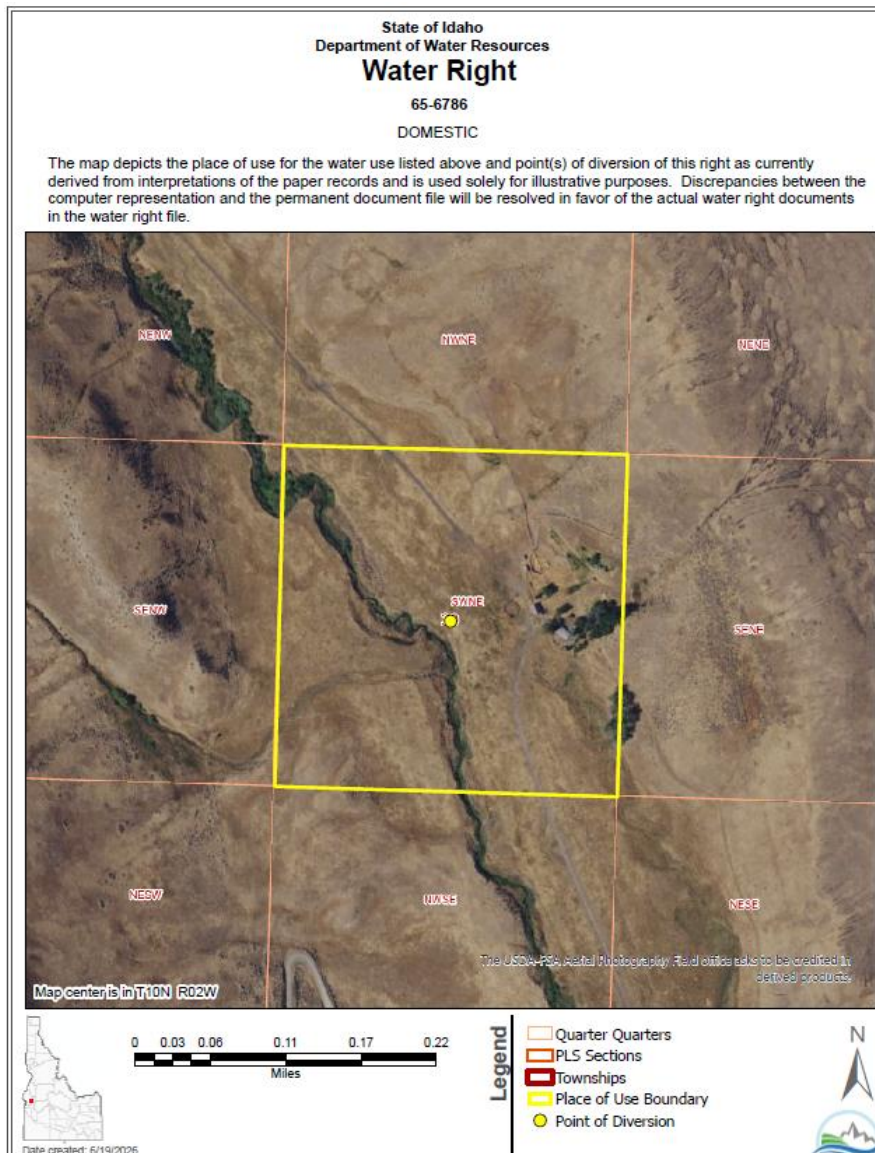
Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	1/01	12/31	0.04 CFS	1.20 AFA
TOTAL			0.04 CFS	1.20 AFA

Place of Use Legal Description : Domestic Use (PAYETTE county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10N	02W	30			SW	NE	

Decreed Date : 1/21/1986



Water Right Report : 65-22232**(License/Active)****(map follows)**

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEVEN B & LORI SUTTON	2775 DOBIE RD	MIDVALE	ID	83645

Water Right Status

Priority Date : 1/1/1980

Basis : Decreed

Status : Active

Water Source

Source	Tributary
LITTLE WILLOW CREEK	BIG WILLOW CREEK

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County
Little Willow Creek	10N	02W	31	0	NE	SW	NE	WASHINGTON
Little Willow Creek	10N	02W	31	4	SW	SW	SW	WASHINGTON

Water Uses

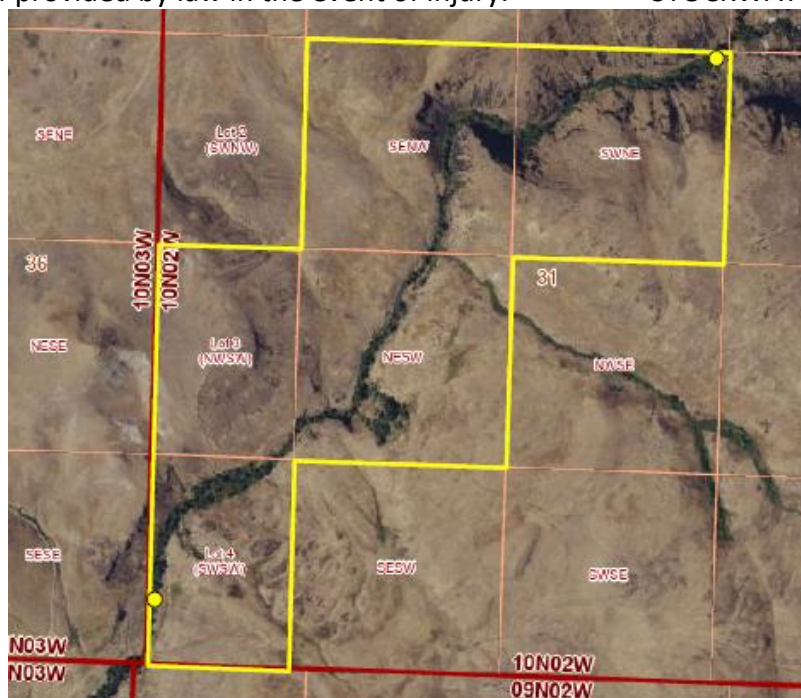
Beneficial Use	From	To	Diversion Rate	Volume
STOCKWATER	1/01	12/31	0.02 cfs	(300 cows)

TOTAL**0.02 CFS****Place of Use Legal Description : IRRIGATION (ADAMS county)**

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10N	02W	31			SW	NE	
10N	02W	31			SE	NW	
10N	02W	31			NE	SW	
10N	02W	31	3		NW	SW	
10N	02W	31	4		SW	SW	

Decreed Date : 6/2/2004

C20 Basin 65 General Provisions No. 3, the Separate Streams General Provision, does not apply to appropriations of water after October 18, 1977. This water right shall be administered as being from a separate source pursuant to Basin 65 General Provision No. 3. If the holder of this right seeks to change the right pursuant to Idaho Code § 42-222 or successor statute, nothing in this general provision shall preclude any other person or entity from demonstrating that such change in use would cause injury to its water right or from receiving any relief provided by law in the event of injury. STOCKWATER, 300 RANGE CATTLE



Water Right Report : 65-22233**(Decreed/Active)**

Owner Type	Name	Address	City	State	Postal Code
Current Owner	STEVEN B & LORI SUTTON	2775 DOBIE RD	MIDVALE	ID	83645
Priority Date:	1/1/1890	Basis : Decreed	Status : Active		
Source	Tributary	Tributary Qualifier			
LINSON CREEK	LITTLE WILLOW CREEK				

Points of Diversion

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County Diversion
LINSON CREEK	10N	02W	30	0	SE	SE	SE	WASHINGTON
LINSON CREEK	10N	03W	12	0	NE	SE	SW	WASHINGTON

Water Uses

Beneficial Use	From	To	Diversion	Rate	Volume
STOCKWATER	01/01	12/31	0.02 CFS		

Place of Use Legal Description: DOMESTIC (ADAMS county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10N	02W	19	6		NW	SW	
10N	02W	19	7		SW	SW	
10N	02W	19			SE	SW	
10N	02W	30			SW	NE	
10N	02W	30			NE	NW	
10N	02W	30			SE	NW	
10N	02W	30			NE	SE	
10N	02W	30			NW	SE	
10N	02W	30			SE	SE	
10N	03W	12			SE	SW	
10N	03W	13			NW	NE	
10N	03W	13			SW	NE	
10N	03W	13			NE	NW	
10N	03W	13	3		NE	SE	
10N	03W	13			NW	SE	
10N	03W	13	4		SE	SE	
10N	03W	24			NE	NE	
10N	03W	24			SE	NE	
10N	03W	24			NE	SE	

Code Conditions

N11 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.
STOCKWATER, 300 RANGE CATTLE

Notice: Offering is subject to change, errors, omissions, withdrawal or prior sale without notice, and approval of any purchase offer by owner. Information is presented as believed to be reliable, but not guaranteed or warranted for any level of accuracy by Broker, Owner or MLS. Information regarding water rights, carrying capacities, production, crop yields or capabilities, expenses, cash flow/rental projections, potential profits, or any similar data is intended only as a general guideline as to what one (but not every) operator may produce and are provided by sources deemed reliable, but not guaranteed. Any prospective buyer should verify all information independently to their own satisfaction and seek own legal, production, accounting and financial advice and representation. **GATEWAY REALTY ADVISORS** ©2026

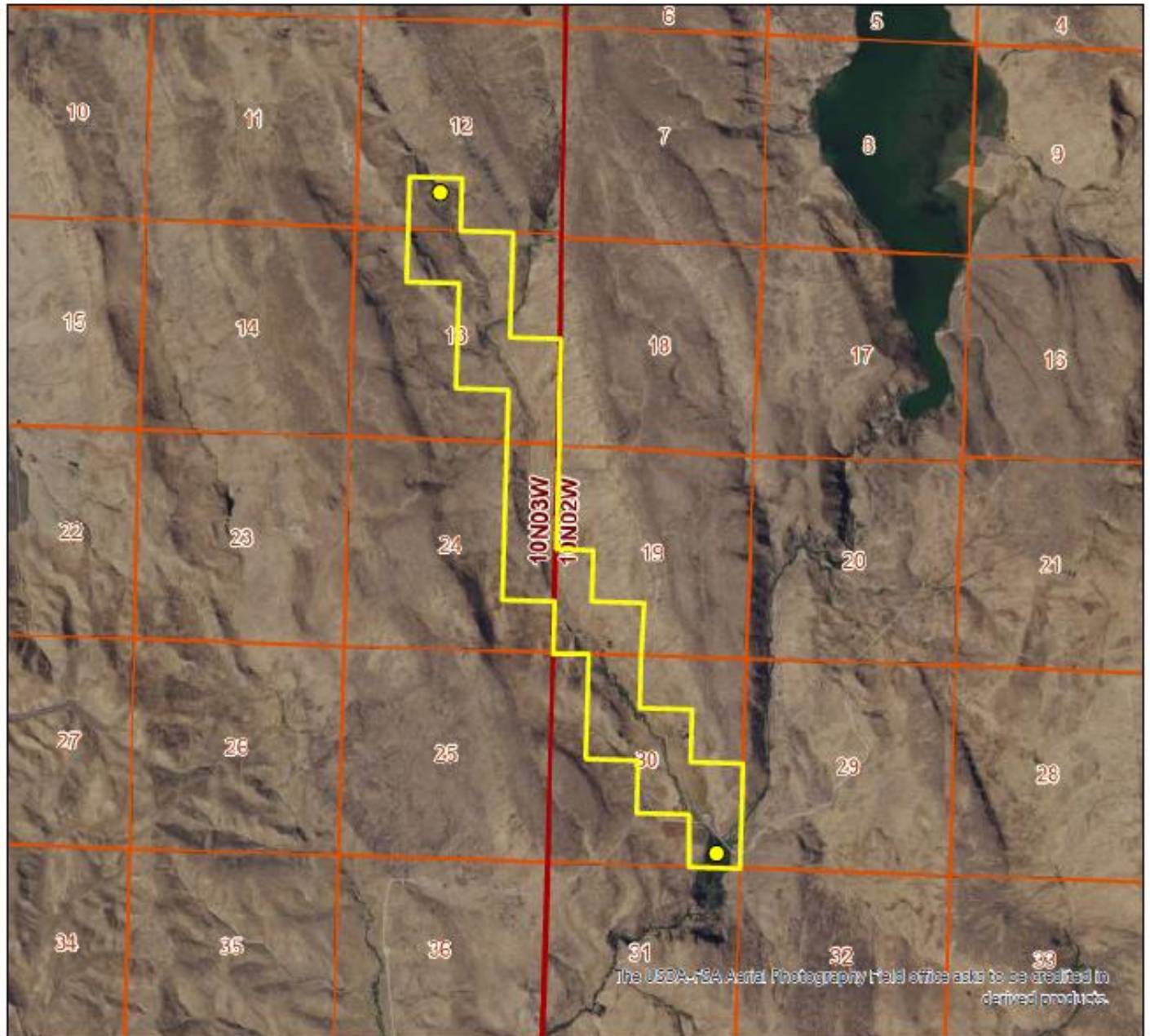
Water entitlements: Idaho water rights are subject to the Idaho Water Right laws, which are administered by the Idaho Dep't. of Water Resources. Visit: <http://www.idwr.idaho.gov/>

State of Idaho
Department of Water Resources
Water Right

65-22233

STOCKWATER

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



Date created: 6/19/2026



Legend

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

