

**BOISE, TUESDAY, JANUARY 13, 2026, AT 9:00 A.M.**

**IN THE COURT OF APPEALS OF THE STATE OF IDAHO**

**Docket No. 52353**

<b>FRED O. BAUMHOFF, a single man,</b>	)
	)
<b>Plaintiff-Counterdefendant-</b>	)
<b>Respondent,</b>	)
	)
<b>and</b>	)
	)
<b>JOHN and JANE DOE I through X,</b>	)
<b>persons claiming an interest in real</b>	)
<b>property in Ada County, described</b>	)
<b>herein,</b>	)
	)
<b>Counterdefendants,</b>	)
	)
<b>v.</b>	)
	)
<b>ERNEST SAMS and LANNETTE SAMS,</b>	)
<b>husband and wife,</b>	)
	)
<b>Defendants-Counterclaimants-</b>	)
<b>Appellants.</b>	)

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Appeal from the District Court of the Fourth Judicial District, State of Idaho, Ada County. Hon. Annie McDevitt, District Judge.

Pickens Law, P.A.; Terri R. Pickens, Boise, for appellants.

Brassey Crawford, PLLC; Andrew C. Brassey, for respondent.

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Ernest Sams and Lannette Sams (the Sams) appeal from the district court's judgment quieting title to disputed property in Fred O. Baumhoff's favor. Baumhoff filed a complaint in the district court seeking to quiet title to a disputed parcel of real property on which Baumhoff's barn, shed, and access road are located, but a survey conducted by the Sams indicated was owned by the Sams. After a bench trial, the district court found that, based on historical use and acquiescence, a boundary by agreement existed as to the disputed property in favor of Baumhoff. Ultimately, the district court entered a second amended judgment describing Baumhoff's property as extending to an irrigation ditch and attaching exhibits depicting the boundary line.

On appeal, the Sams claim the district court's findings that the elements of a boundary by agreement existed and that the Sams were not bona fide purchasers of the parcel which included the disputed property are not supported by substantial and competent evidence. Lastly, the Sams contend that the second amended judgment is not enforceable because it does not provide a sufficient legal description. Baumhoff asserts the district did not error in entering judgment quieting title in the property to him and requests attorney fees on appeal.