

## Summary Statement

*Steel Farms, Inc. vs. Croft & Reed, Inc.*, Docket No. 37776

The Supreme Court reversed the district court's grant of summary judgment and remanded to the district court, holding that the court committed multiple errors. These include errors in (1) holding that Steel Farms terminated its Lease and Option by contracting to grant a third party an option to purchase the Property, (2) holding that a separate instrument was required to amend the Lease and Option, (3) excluding parol evidence regarding the Lease and Option's intended duration, and (4) holding that *Rayl v. Shull Enterprises, Inc.*, 108 Idaho 524, 700 P.2d 567 (1984), mandates as a matter of law that components of an irrigation system are permanently affixed to the real property to which they are attached.