

AG-LAND Investment Brokers

275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042



Paulson Place

10 Miles West of Corning, CA



110 acres for livestock operation





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Paulson Place

19115 Simpson Road

Corning, CA 96021

Property: Paulson's Place is 1 of 2 ranches for sale owned and operated by Lucky Dog Farms. Paulson's Place has a total of 110 +/- deeded acres with 52 +/- acres currently being irrigated using two water sources, surface and groundwater well. The balance of the land has been used for dryland farming and/or winter pasture. Improvements include a haybarn, fenced irrigated and dryland pastures, and steel pipe corrals to support a cattle operation. The property features 10 fenced fields, currently utilized for grazing and forage crops, making it well suited for rotational grazing practices. The ranch offers a balance of rural privacy and accessibility. Set within a productive agricultural region known for irrigated orchards and dryland farming, the surrounding landscape is comprised of working farms and small agricultural holdings, creating an ideal setting for livestock, forage production, and a rural lifestyle. While remaining just minutes from the conveniences of Corning.

Location: Approximately 10 +/- miles (NW) from Corning, CA. To get there from Corning, west on Corning Road for 4 +/- miles, then north on Freeman Schoolhouse Road for 2 +/- miles, then west on Simpson Road. Continue to the address: 19115 Simpson Road, Corning, CA 96021.

Farmstead: Accessed using a private driveway off Simpson Road, a maintained, paved county road. The farm stead includes small plantings of mature olive and almond trees. Evidence of the original home site remains, although the residence has been completely removed. The farm roads are graveled for reliable, wintertime access.

Improvements: **Hay Barn:** 3,750 square feet (50'x75') constructed in 2011 with wood-frame construction, metal siding and metal roof. **Livestock corrals:** 7,200 square feet (60'x120') steel pipe corrals consisting of 3 holding pens, a sorting alley, and a lead-up alley with a manual squeeze chute for cattle.

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Soils: The primary soils are Arbuckle gravelly loam (57%), Orland loam (37%) with the balance Newville and Cortina gravelly loam. Soils, when irrigated, will grow all field crops and orchards grown in the area.

Water: Irrigation water is provided by ground water and pre-1914 surface water rights granted to Thomes Creek Water Users Association. Ground water is supplied by a 12" case well drilled in 2014, completed to 500' paired with a 60HP electric turbine motor & variable frequency drive panel. Surface water is diverted out of Thomes Creek and delivered by open ditch. Surface water is typically available from April through June. Irrigation water from the agricultural well and surface diversion creek is distributed throughout the property using a combination of underground plastic pipeline with overflow valves and open ditch, allowing the fields to be flood irrigated. Livestock water is provided by a 6-inch domestic well equipped with a 1.5 HP electric submersible pump. The place also has a seasonal reservoir providing stock water.

Crops: Currently several of the fields are planted to irrigated pasture and other are being prepared to plant grass hay.

Zoning: Tehama County Assessor Parcel Numbers 061-220-057 (10 acres) & 061-220-058 (100 acres). Current zoning is AG-2, Valley Floor Agricultural, 20 acre minimum. Annual property taxes: \$4,721.

Survey: The property has been surveyed.

Topography: The property is flat to slightly elevated on the southern portion.

Mineral Rights: Seller to transfer all oil, gas and minerals rights owned by Seller.

Wildlife: With the ranch lying on the rural side of Corning, plenty of wildlife travel the property including black tail deer, wild pigs, wild turkey, quail, doves and other waterfowl occasional travel the property.

Showing: Listing agent to accompany.

Listing Price: \$900,000, cash to Seller

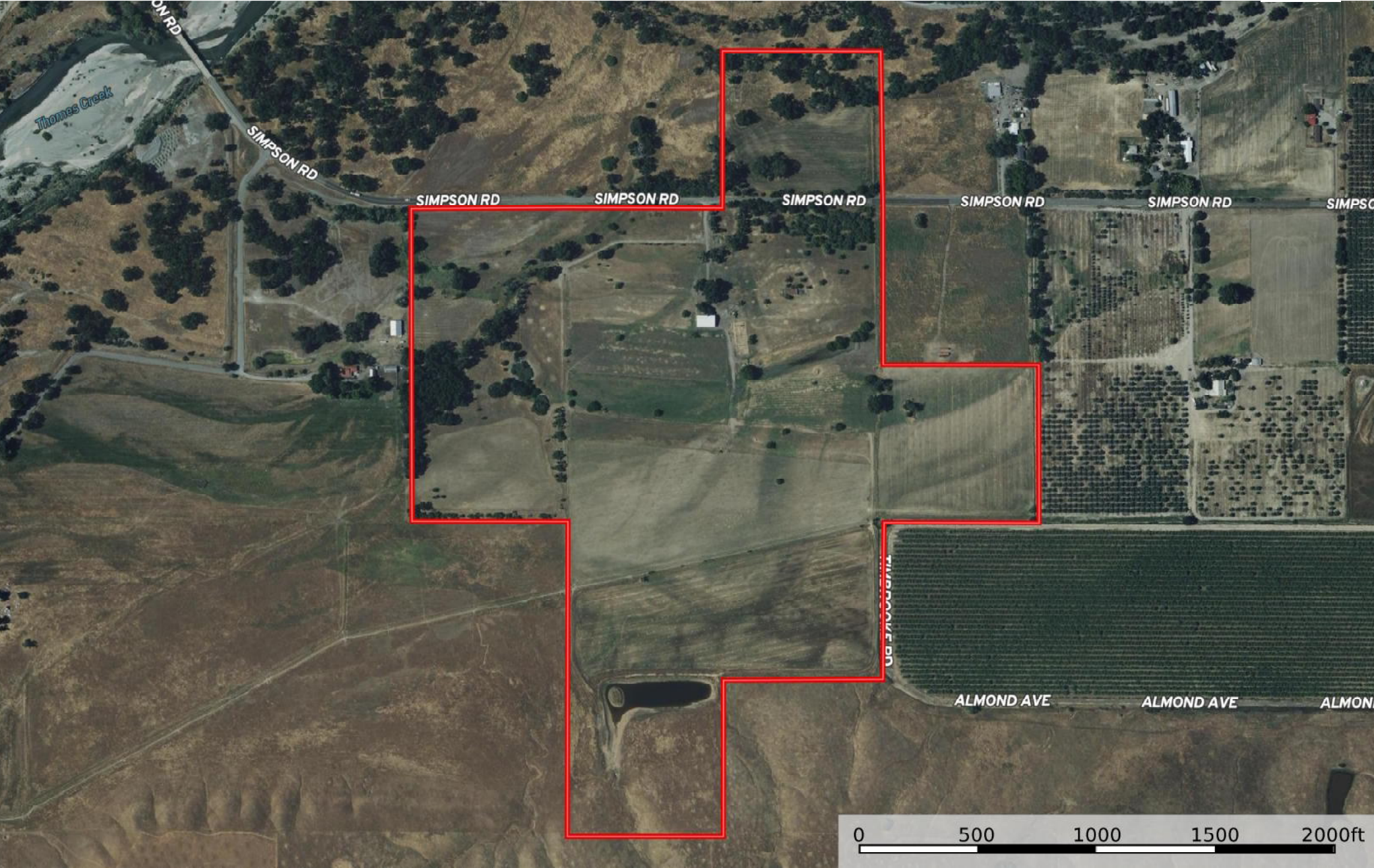
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Lucky Dogs Farm 2026
California, AC +/-



 Boundary

Samantha Prouty

California, AC +/-



Boundary

Samantha Prouty



The information contained herein was obtained from sources deemed to be reliable.

Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

I Boundary 109.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	44.4	40.43	0	45	3s
Or	Orland loam, moderately deep over gravel, 0 to 2 percent slopes, MLRA 17	22.84	20.8	0	40	3s
Om	Orland loam, 0 to 2 percent slopes, MLRA 17	18.63	16.96	0	43	3s
AvB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	11.92	10.85	0	47	3e
NrF	Newville gravelly loam, 50 to 65 percent slopes	5.47	4.98	0	11	7e
Cz	Cortina coarse sandy loam, MLRA 17	3.82	3.48	0	20	4s
Czx	Cortina complex	2.74	2.49	0	35	6w
TOTALS		109.82(*)	100%	-	41.02	3.31

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

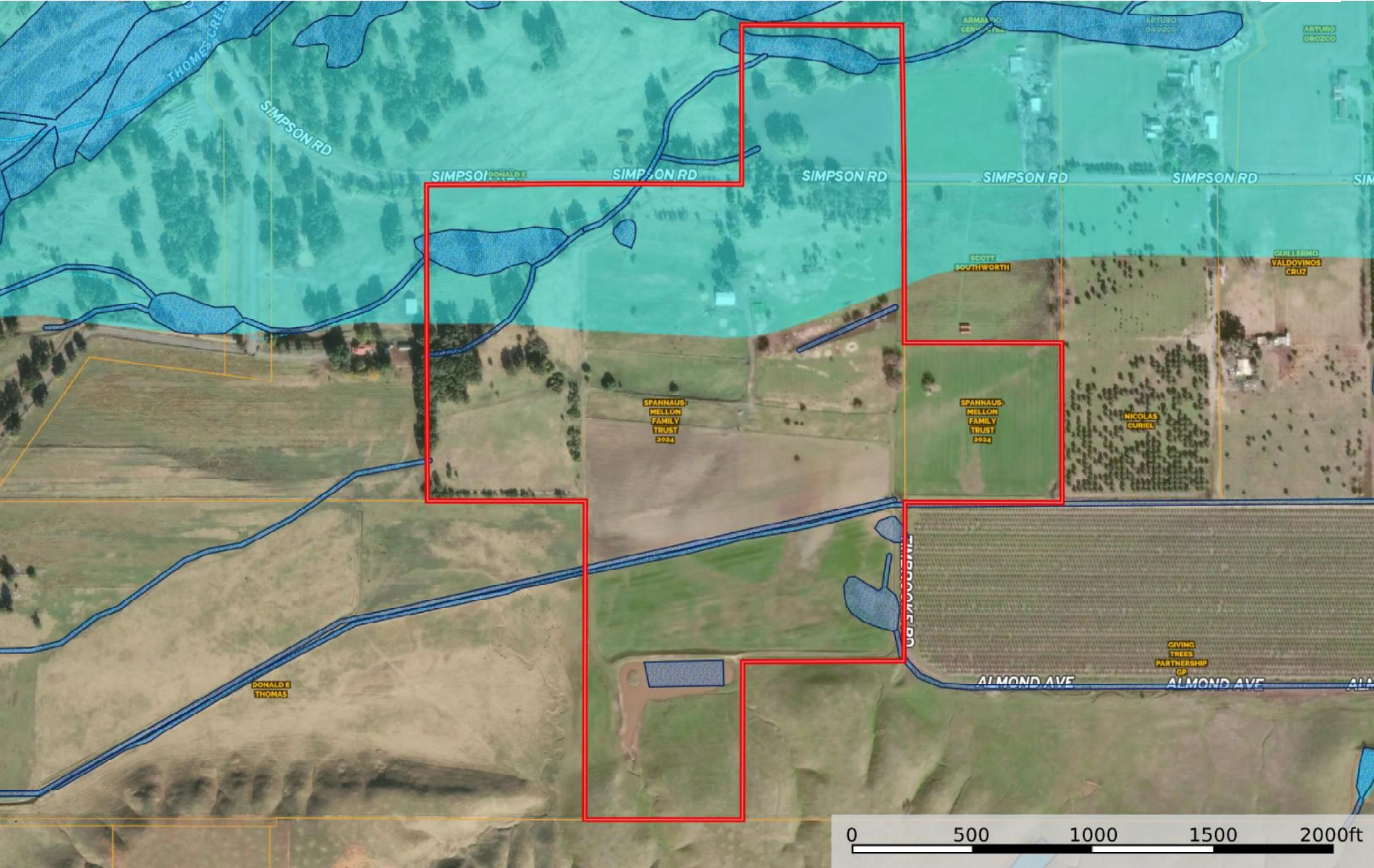
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Lucky Dogs Farm 2026 - Simpson Rd
California, AC +/-



Property Detail Report

CA

APN: 061-220-057-000

Tehama County Data as of: 07/06/2026

Owner Information

Owner Name: Spannaus-Mellon Family Trust / Spannaus Martin / Mellon Joann
Vesting: Family Trust
Mailing Address: 18702 Apple Rd, Corning, CA 96021-9519

Occupancy: Unknown

Location Information

Legal Description:	Lot 29 Thomes Ck Col #2	County:	Tehama, CA
APN:	061-220-057-000	Alternate APN:	06122057
Munic / Twnshp:		Census Tract / Block:	
Subdivision:		Legal Lot / Block:	29 / 3
Neighborhood:		Legal Book / Page:	
Elementary School:	Woodson Elementary...	School District:	Corning Union Elementary School District
Latitude:	39.95179	Middle School:	Maywood Middle Sch...
		High School:	Corning High Schoo...
		Longitude:	-122.31823

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	07/09/2024 / 07/12/2024	Price:		Transfer Doc #:	2024.6555
Buyer Name:	Spannaus-Mellon Family Trust / Spannaus Martin	Seller Name:	Spannaus Martin R	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	05/03/2019 / 05/03/2019	Sale Price / Type:	\$60,000 /	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$49	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2019.5759
Seller Name:	Coke Leslie W Barbara J			Title Company:	Placer Title Co Si...
Lender:					

Prior Sale Information

Sale / Rec Date:	03/26/2007 / 04/02/2007	Sale Price / Type:	\$100,000 / Full Value	Prior Deed Type:	Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2007.5975
Prior Lender:					

Property Characteristics

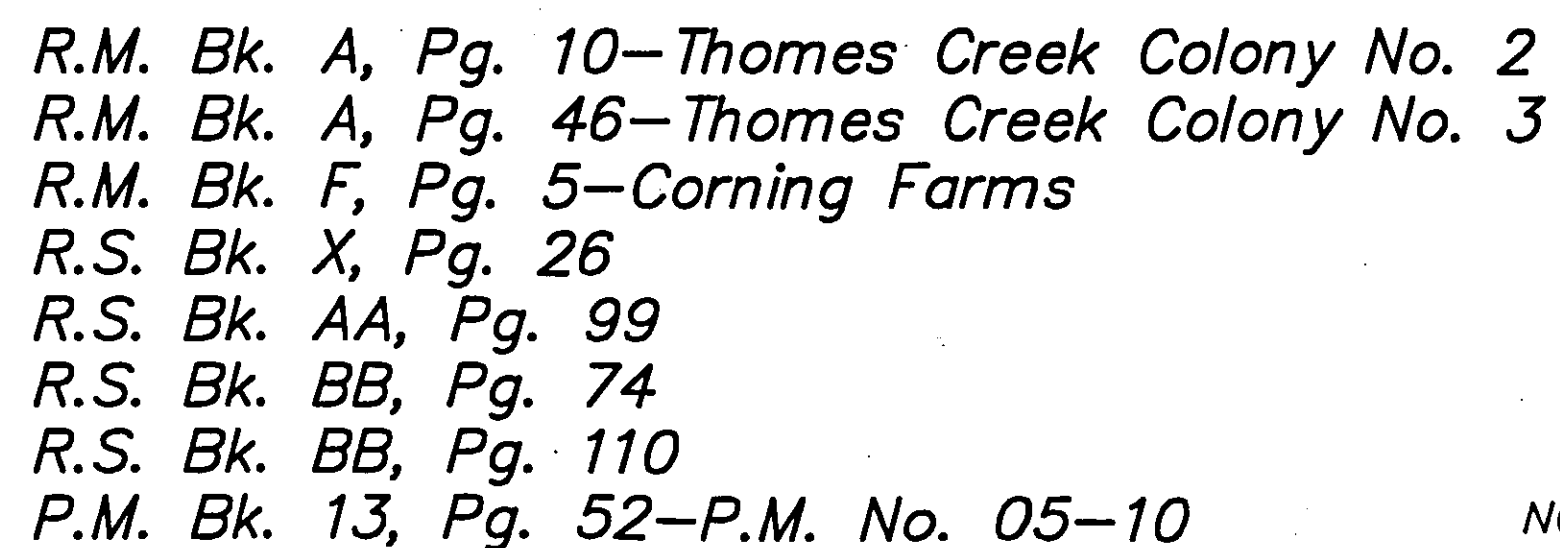
Gross Living Area:	1,227 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1921
Living Area:	1,227 Sq. Ft.	Bedrooms:	4	Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	1/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Brick	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	435,600 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	530 - Pasture On...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	10.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1450H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1450H	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$66,929	Market Total Value:	
Tax Year:	2025	Land Value:	\$66,929	Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$706.70	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



Assessor's Map Bk. 61 -Pg. 22
County of Tehama, Calif.

Property Detail Report

19115 Simpson Rd, Corning, CA 96021-9512

APN: 061-220-058-000

Tehama County Data as of: 07/06/2026

Owner Information

Owner Name:	Spannaus-Mellon Family Trust / Spannaus Martin / Mellon Joann	Occupancy:	Absentee Owner
Vesting:	Family Trust		
Mailing Address:	18702 Apple Rd, Corning, CA 96021-9519		

Location Information

Legal Description:	Ptn Thomes Ck Col #3	County:	Tehama, CA
APN:	061-220-058-000	Alternate APN:	06122058
Munic / Twnshp:		Twtnshp-Rng-Sec:	
Subdivision:	Thomes Crk Colony...	Tract #:	
Neighborhood:		School District:	Corning Union Elementary School District
Elementary School:	Woodson Elementary...	Middle School:	Maywood Middle Sch...
Latitude:	39.95315	Longitude:	-122.32203
		High School:	Corning High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/20/2024 / 09/06/2024	Price:		Transfer Doc #:	2024.8283
Buyer Name:	Spannaus-Mellon Family Trust / Spannaus Martin	Seller Name:	Spannaus Martin Ray	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	05/20/2010 / 05/26/2010	Sale Price / Type:	\$298,500 / Full Value	Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$243	New Construction:	
1st Mtg Amt / Type:	\$203,000 / Conventional	1st Mtg Rate / Type:	5.0 / Fixed	1st Mtg Doc #:	2010.5524
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.5523
Seller Name:	Paulson Leroy E			Title Company:	Northern Californi...
Lender:	Northern Ca Fed'l Land Bank				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	1,227 Sq. Ft.	Total Rooms:	4	Year Built / Eff:	1921 / 1921
Living Area:	1,227 Sq. Ft.	Bedrooms:	4	Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	1/0/0/0	Parking Type:	
Above Grade:	1,227 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	4,356,000 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	534 - Pasture W/...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	100.0	Water / Sewer Type:	
Flood Zone Code:	A	Flood Map #:	06103C1450H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1450H	Inside SFHA:	True

Tax Information

Assessed Year:	2025	Assessed Value:	\$379,631	Market Total Value:	
Tax Year:	2025	Land Value:	\$335,609	Market Land Value:	
Tax Area:		Improvement Value:	\$44,022	Market Imprv Value:	
Property Tax:	\$4,014.02	Improved %:	11.60%	Market Imprv %:	
Exemption:		Delinquent Year:			