

# Road 224 & Avenue 182 , Porterville

Tulare County, California

\$1,166,425 | 35.89 Acres

Road 224 & Avenue 182  
Porterville, California

A rare chance to acquire a young (similar to Sumo) mandarin orchard with modern water infrastructure already in place. This ±35-acre property is planted to Shiranui mandarins (Similar to Sumo variety) established in 2021, featuring efficient 18' x 7' spacing with a drip irrigation system and sand media filtration.



## PROPERTY HIGHLIGHTS

±35 Acres Planted to Shiranui Mandarins (Sumo variety)

- Orchard established in 2021
- High-demand specialty citrus variety
- Planted on efficient 18' x 7' spacing
- Drip irrigation system for targeted water application
- Sand media filtration system in place
- Located within the Lindmore Irrigation District
- Two on-site agricultural wells
- Newer well drilled in 2018



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