

# 16605 Road 208, Porterville

Tulare County, California

\$816,690 | 38.89 Acres

16605 Road 208  
Porterville, California

This property features bare, highly workable acreage with a proven history of walnut production and strong potential for permanent plantings, row crops, or a variety of other agricultural uses. With reliable district water access, it offers a versatile opportunity for growers and investors alike. Buyer to verify all water availability and usage.



## PROPERTY HIGHLIGHTS

- ±38.89 acres Irrigated Agricultural Land
- Located within the Porterville Irrigation District
- Valuable bare acreage
- Strong history of walnut production
- Suitable for permanent plantings or row crops
- Level, workable ground
- Established agricultural area
- Flexible ag use potential
- SGMA applies; buyer to verify water availability and restrictions



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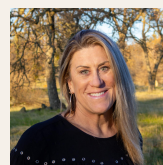
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