

# #1 East Side of Road 208, Porterville

Tulare County, California

\$904,050 | 39.24 Acres

Road 208  
Porterville, California

±39.24 acres of irrigated farmland in the Porterville Irrigation District featuring approximately 15 acres of producing mandarins and additional open, level ground. Well suited for permanent plantings, row crops, or diversified agricultural use, with flexibility for future development and expansion. Buyers to verify water resources and SGMA requirements.



## PROPERTY HIGHLIGHTS

- ±39.24 acres of irrigated agricultural land
- Located within the Porterville Irrigation District
- Approximately 15 acres of producing mandarin orchard
- Balance of acreage is open, level, and farm-ready
- Suitable for permanent crops, row crops, or mixed ag use
- Flat terrain allows efficient farming and equipment access
- Opportunity for expansion, replanting, or future improvements
- Established agricultural area



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