



# **Valley Real Estate**

*Comprehensive Real Estate Services*

## **Lake Side Acreage** **Porterville, CA**



**27298 B Avenue 146, Porterville, CA 93257**

**28.67 acres surrounding a beautiful lake with abundant wild life. This property is zoned "Rec Bowl Golf Theater Etc. (3400)" which provides a vast array of possibilities for a new buyer. This property was previously used as a recreational business renting out camping slips and charging for day fishing. The view is spectacular and the private setting of this parcel makes this a rare find. The Tule River runs through the southern border of the property.**

**Price: \$349,500**

*The above information has been obtained from sources deemed reliable, but not guaranteed.*



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## **Lake Side Acreage** **Porterville, CA**

Pristine Setting with Beautiful Lake and Wildlife

<b>Acreage:</b>	28.67 Acres
<b>Location:</b>	27298 B Avenue 146, Porterville, CA 93257 Near Road 274 and Success Drive, Porterville, CA.
<b>Directions:</b>	East on Hwy 190, North on Road 284, West on Avenue 146, South on Road 274 (follow the road as it curves), East on Success Drive. The property sits West and East of the "T".
<b>APN:</b>	282-030-002 (10 Acres) 282-030-005 (18.67 Acres)
<b>Homes:</b>	2 Older Mobile Homes on the property, one is currently occupied. The mobile homes are not registered and are being sold "as is where is".
<b>Zoning:</b>	AE-10
<b>County Use:</b>	Rec Bowl Golf Theater Etc. (3400)
<b>Land Use:</b>	Recreational
<b>Previous Use History:</b>	This property was know as Chuck's Hidden Lake which accommodated fishing and camping around the like. Buyer to check any and all county requirements for said use. This property has great potential for a variety of uses.
<b>Price:</b>	\$349,500

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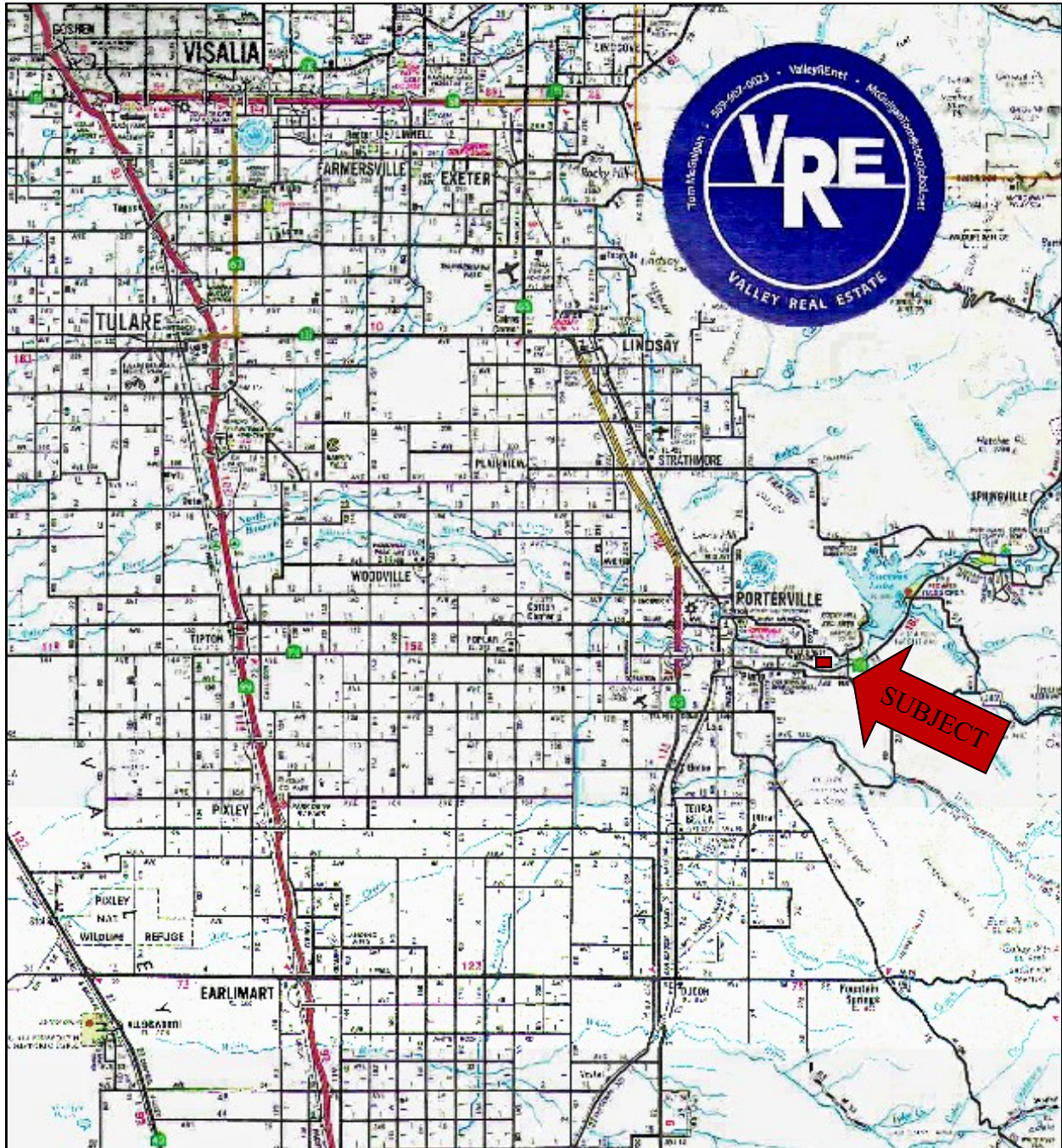
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# Location of Property



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# Aerial Photo of Property



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