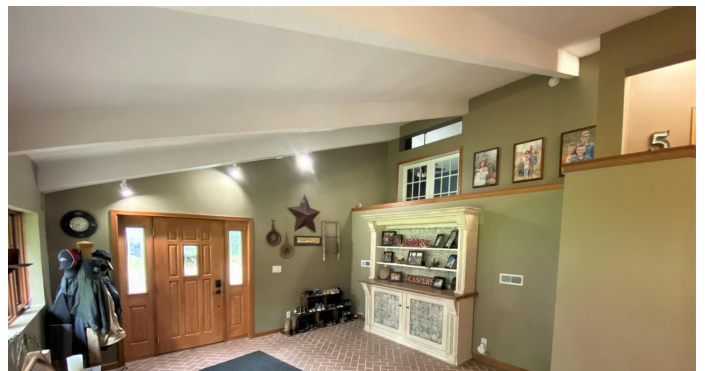


4403 N Old HWY 31 Rochester, IN 46975 /
4BED, 3 BATH / 3,788 SQ FT/ Fulton County
/ Hunting / Land For Sale / Home For Sale
4403 N Old Hwy 31
Rochester, IN 46975

\$469,000
7 +/- acres
Fulton County



**4403 N Old HWY 31 Rochester, IN 46975 / 4BED, 3 BATH / 3,788 SQ FT/ Fulton County / Hunting / Land For Sale / Home For Sale
Rochester, IN / Fulton County**

SUMMARY

Address

4403 N Old Hwy 31

City, State Zip

Rochester, IN 46975

County

Fulton County

Type

Residential Property

Latitude / Longitude

41.1196 / -86.2256

Taxes (Annually)

2432

Dwelling Square Feet

2892

Bedrooms / Bathrooms

4 / 3

Acreage

7

Price

\$469,000

Property Website

<https://indianalandandlifestyle.com/property/4403-n-old-hwy-31-rochester-in-46975-4bed-3-bath-3-788-sq-ft-fulton-county-hunting-land-for-sale-home-for-sale-fulton-indiana/19928/>



**4403 N Old HWY 31 Rochester, IN 46975 / 4BED, 3 BATH / 3,788 SQ FT/ Fulton County / Hunting / Land For Sale / Home For Sale
Rochester, IN / Fulton County**

PROPERTY DESCRIPTION

PENDING!!!

4403 N Old Hwy 31 is a property that's hard to come by! This 6.87 +/- acre property sits just north of Rochester, IN and is within 5 minutes from downtown. The home offers 2,892 Sq Ft of living area with 4 beds and 3 full baths. The master bedroom has vaulted ceilings and a gorgeous full bathroom with a walk in shower and a soaker tub. The spacious kitchen and open concept living room area boast stainless steel appliances, osmosis water system, copper sink, and a custom island with a concrete counter tops. The two stone fireplaces will keep you warm on those cold winter nights. This house is perfect for entertaining! The huge deck area provides a great space for family and friends to gather. The 15'x30' inground pool was installed in 2015. A 30'X40' pole barn offers a great storage area for equipment and has a pull-through option. Some of the best hunting the owners have ever had comes with this property as shown in the listing pictures. The quality of whitetail deer, turkey, and other small game would thrill any outdoorsman. Don't miss out on this great property family property. For more information, contact listing agents Brecken and Cassondra Kennedy at (260)578-7661 or by email at mossyoakbrecken@gmail.com



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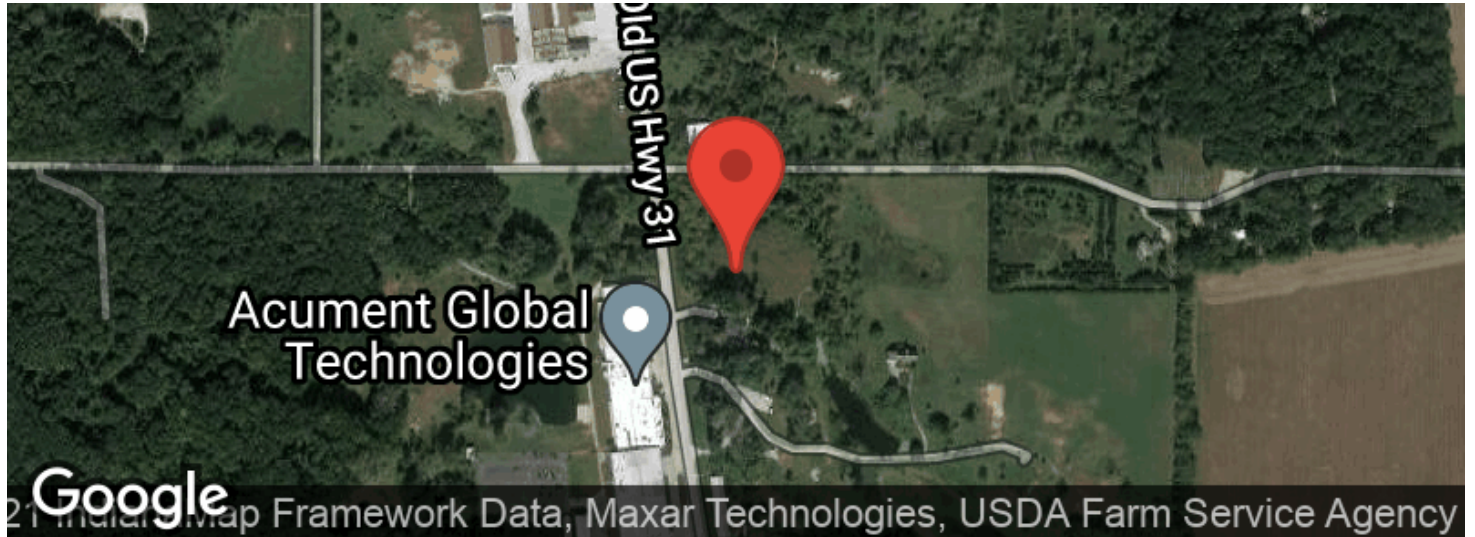
4403 N Old HWY 31 Rochester, IN 46975 / 4BED, 3 BATH / 3,788 SQ FT/ Fulton County /
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Locator Maps



4403 N Old HWY 31 Rochester, IN 46975 / 4BED, 3 BATH / 3,788 SQ FT/ Fulton County /
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Aerial Maps



4403 N Old HWY 31 Rochester, IN 46975 / 4BED, 3 BATH / 3,788 SQ FT/ Fulton County /
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Rochester, IN / Fulton County

LISTING REPRESENTATIVE

For more information contact:



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Brecken Kennedy

Mobile
(260) 578-7661

Email
bkennedy@mossyoakproperties.com

Address
2814 W 1150 N

City / State / Zip
North Manchester, IN 46962

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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