

31 +/- ACRES / ROCHESTER, IN / FULTON COUNTY /
RECREATIONAL / HUNTING / LAND FOR SALE
V/L W 450 N
Rochester, IN 46975

\$279,900
31± Acres
Fulton County



31 +/- ACRES / ROCHESTER, IN / FULTON COUNTY / RECREATIONAL / HUNTING / LAND FOR SALE

Rochester, IN / Fulton County

SUMMARY

Address

V/L W 450 N

City, State Zip

Rochester, IN 46975

County

Fulton County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

41.12223 / -86.268213

Acreage

31

Price

\$279,900

Property Website

<https://indianalandandlifestyle.com/property/31-acres-rochester-in-fulton-county-recreational-hunting-land-for-sale-fulton-indiana/68508/>



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Rochester, IN / Fulton County

PROPERTY DESCRIPTION

Location: W 450 N, Rochester, IN

This 31+/- acre parcel in the heart of Fulton County offers the ultimate outdoor retreat for hunters and nature lovers alike. Located just northwest of Rochester, IN, with easy access to US 31, this property is ideally situated for both recreational use and potential development. With more acreage available for purchase, you can expand your own personal hunting paradise!

Key Features:

- **Prime Hunting Land:** A proven history of mature deer harvested, making it a prime spot for hunters looking to take advantage of the area's thriving wildlife.
- **Versatile Recreational Use:** Perfect for hunting, camping, ATV riding, hiking, or simply enjoying the great outdoors.
- **Electric on Site:** Utilities are available for your convenience.
- **Potential Building Sites:** Several beautiful locations on the property where you could build your dream home or a cozy hunting cabin.
- **Secluded & Accessible:** Enjoy the tranquility of country living, yet still be within easy reach of major cities, with quick access to US 31 North and South, connecting you to both South Bend and Indianapolis.
- **Additional Acreage Available:** Expand your recreational retreat with more land if desired.

Whether you're looking for an incredible hunting property, a place to build a peaceful cabin retreat, or simply a place to enjoy nature, this land offers endless possibilities. Don't miss out on the chance to own this stunning tract of land – contact us today to schedule a showing! Land Specialist, Brecken Kennedy, can be reached at [\(260\) 578-7661](tel:2605787661) or by email at mossyoakbrecken@gmail.com

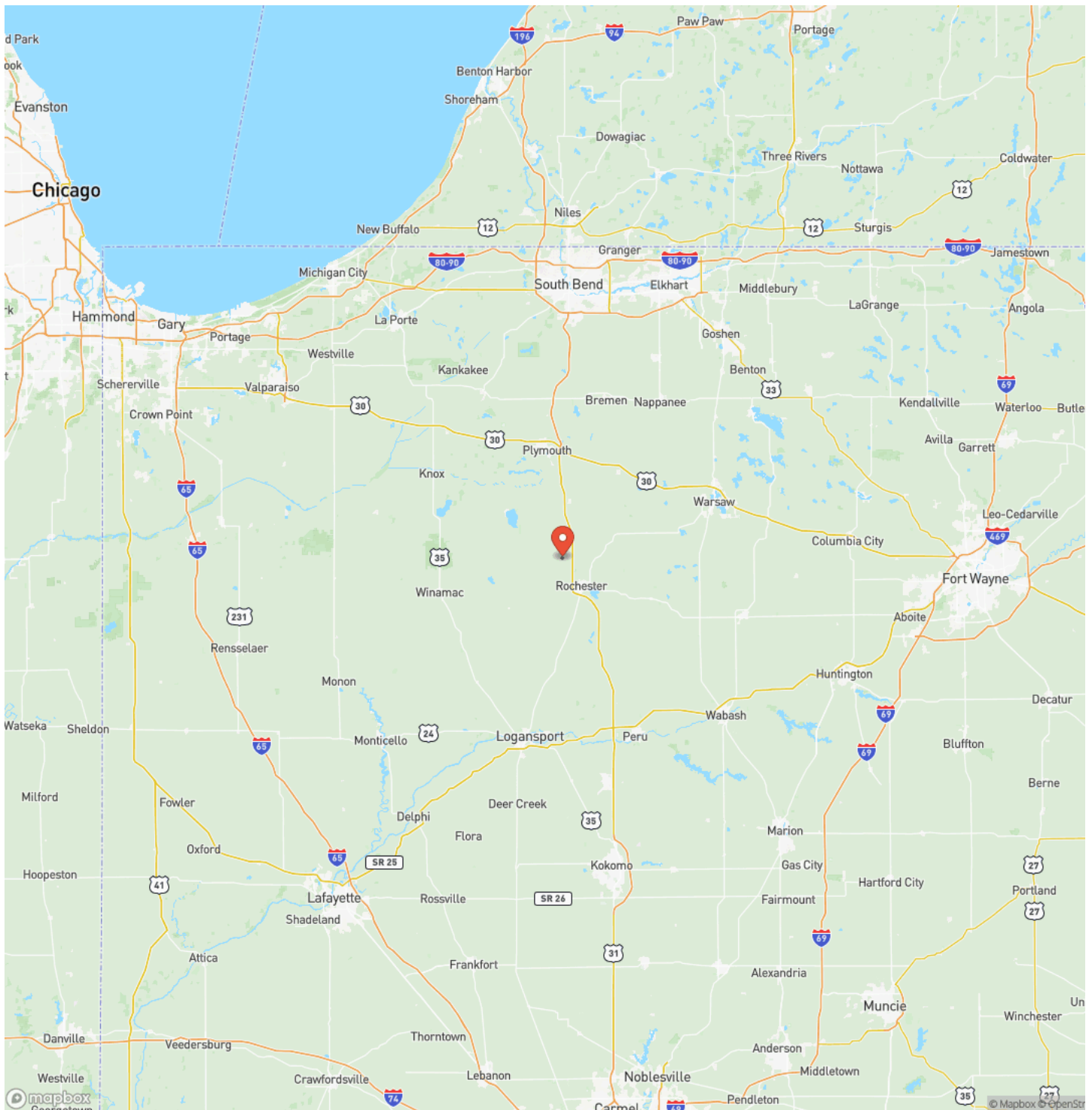
Rochester, IN / Fulton County



Locator Map



Locator Map



Satellite Map



Rochester, IN / Fulton County

For more information contact:



Brecken Kennedy

(260) 578-7661

(260) 578-7661

bkenedy@mossyoakproperties.com

2814 W 1150 N

North Manchester, IN 46962

NOTES



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



<https://indianalandandlifestyle.com/>

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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
