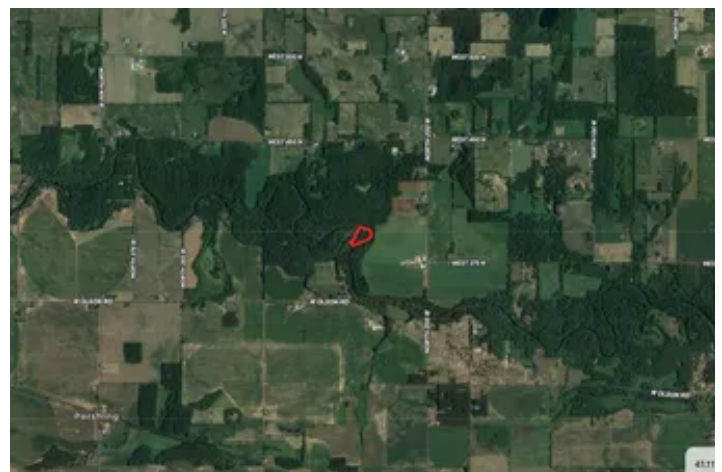


Land for Sale with Mobile home and Barn- 4.9 acres on  
Tippecanoe River- Fulton County, Indiana  
3769 Strawberry Lane  
Rochester, IN 46975

**\$75,000**  
4.900± Acres  
Fulton County





**Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana  
Rochester, IN / Fulton County**

---

**SUMMARY**

**Address**

3769 Strawberry Lane

**City, State Zip**

Rochester, IN 46975

**County**

Fulton County

**Type**

Hunting Land, Recreational Land, Residential Property, Riverfront

**Latitude / Longitude**

41.112086 / -86.287779

**Taxes (Annually)**

350

**Dwelling Square Feet**

1044

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

4.900

**Price**

\$75,000

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-with-mobile-home-and-barn-4-9-acres-on-tippecanoe-river-fulton-county-indiana-fulton-indiana/42923/>



## Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana Rochester, IN / Fulton County

---

### **PROPERTY DESCRIPTION**

Opportunity to own a property on the river with utilities and structures! Located on the Tippecanoe River west of Rochester, Indiana, this property offers excellent recreational opportunities. With 4.9 acres of land, it provides ample space for various outdoor activities like fishing, hunting, floating the river, and camping.

Having a mobile home on the property can be a great advantage as it provides a potential place to stay while enjoying these activities. However, keep in mind that the mobile home may require some fixing up, even though the current owner has already initiated the process. New well pump, plumbing in kitchen & 1/2 & full bath (usable), water for washing machine, new water heater, furnace, window a/c. Septic tank was just cleaned out as well. New flooring started. The home is heated by a propane tank, so the electric is the only public utility. This aspect could be an opportunity for you to customize the property to your liking and make it a comfortable retreat.

Additionally, the presence of a barn on the property offers a convenient storage space for any equipment, tools, or recreational gear you might need for your outdoor adventures. The wood heater in barn stays, as well as canoe on trailer. A four wheeler is optional depending on offer.

Trailer has 200 amp service, perfect for hooking up a camper. 50 service to barn. Trails have been made for easy access through woods and to river bank. Current internet is RTC fiber.

For more information on this property, contact Land Specialist, Ty Mills, by phone @ [260-571-5232](tel:260-571-5232) or email [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com)



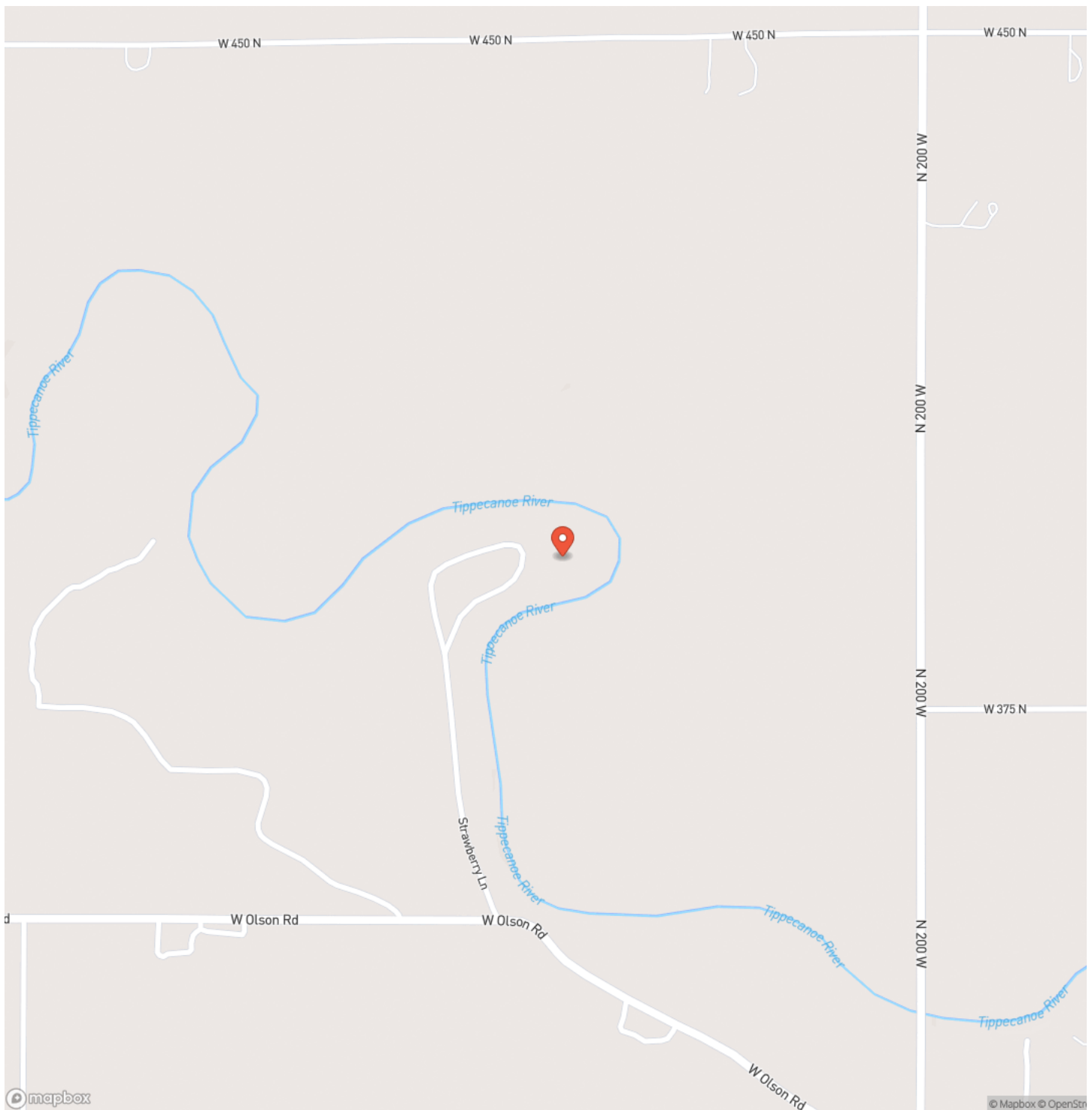


Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana  
Rochester, IN / Fulton County

---



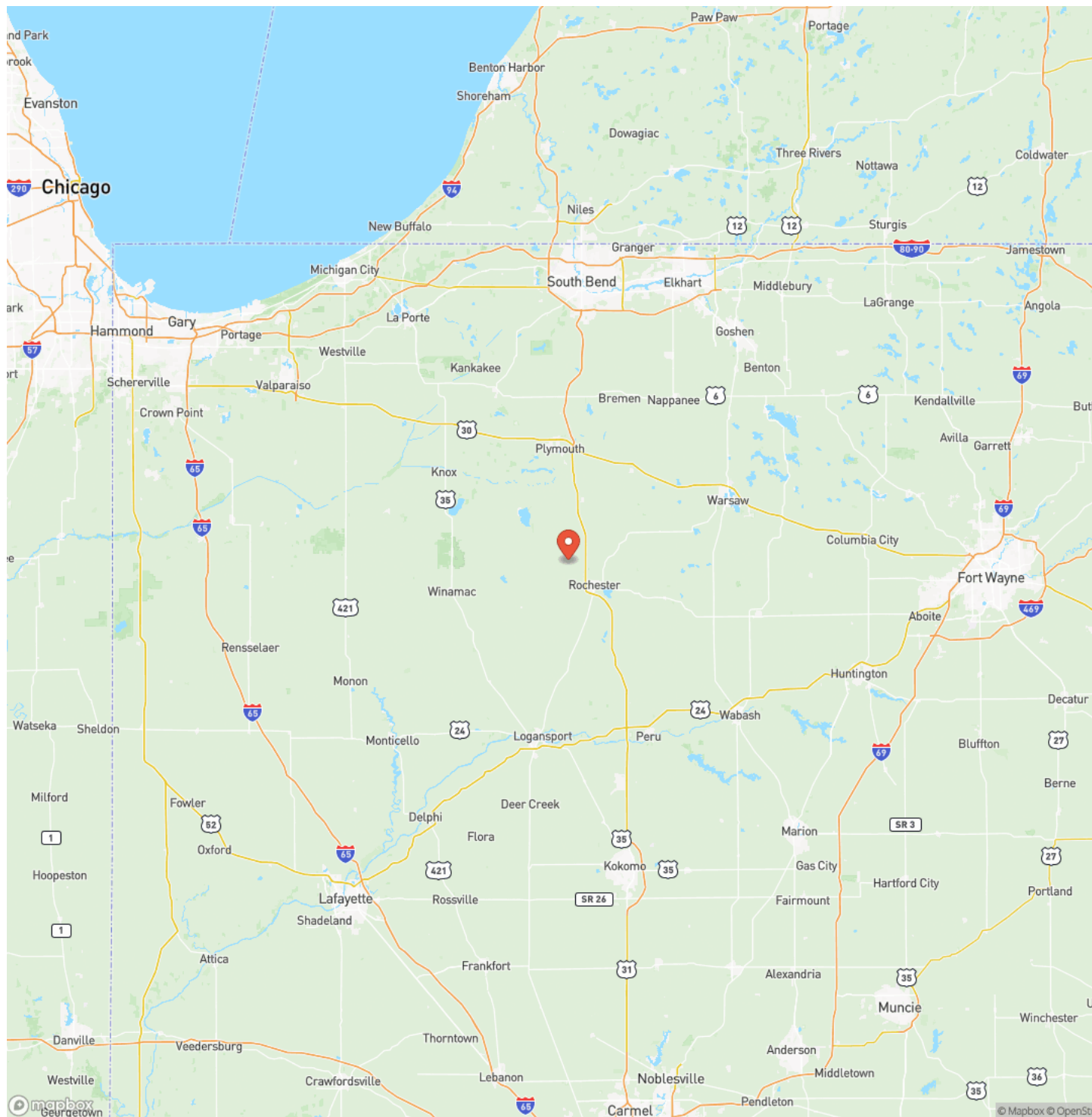
## Locator Map





**Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana  
Rochester, IN / Fulton County**

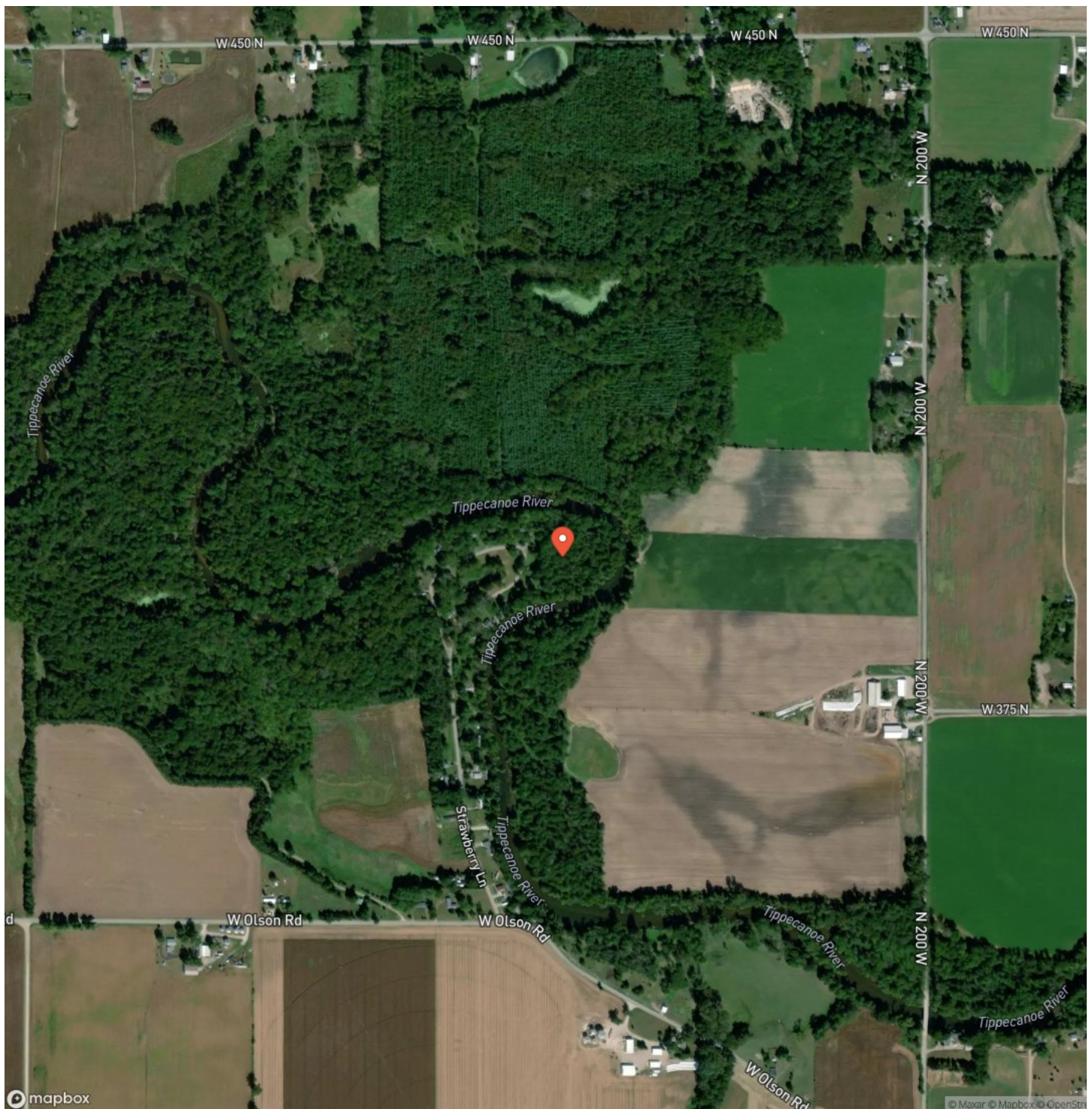
## Locator Map



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**

## Satellite Map





**Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana  
Rochester, IN / Fulton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Mills

## Mobile

(260) 571-5232

## Office

(765) 505-4155

## Email

tmills@mossyoakproperties.com

**Address**

PO Box 201

## City / State / Zip

Roann, IN 46974

## NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines running across the width of the page. The lines are thin and consistent in thickness. There are no vertical margin lines, text, or other markings present on the page.

**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**



## This image shows a blank 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.



**MORE INFO ONLINE:**

**<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/>**

---



**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**