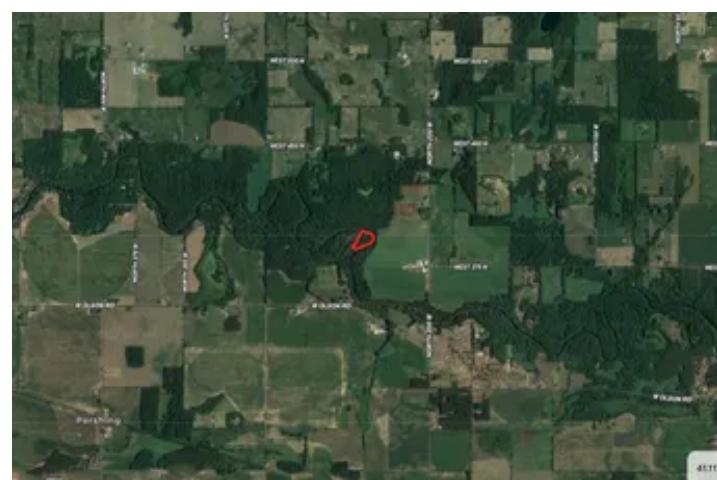


Land for Sale with Mobile home and Barn- 4.9 acres on
Tippecanoe River- Fulton County, Indiana
3769 Strawberry Lane
Rochester, IN 46975

\$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.

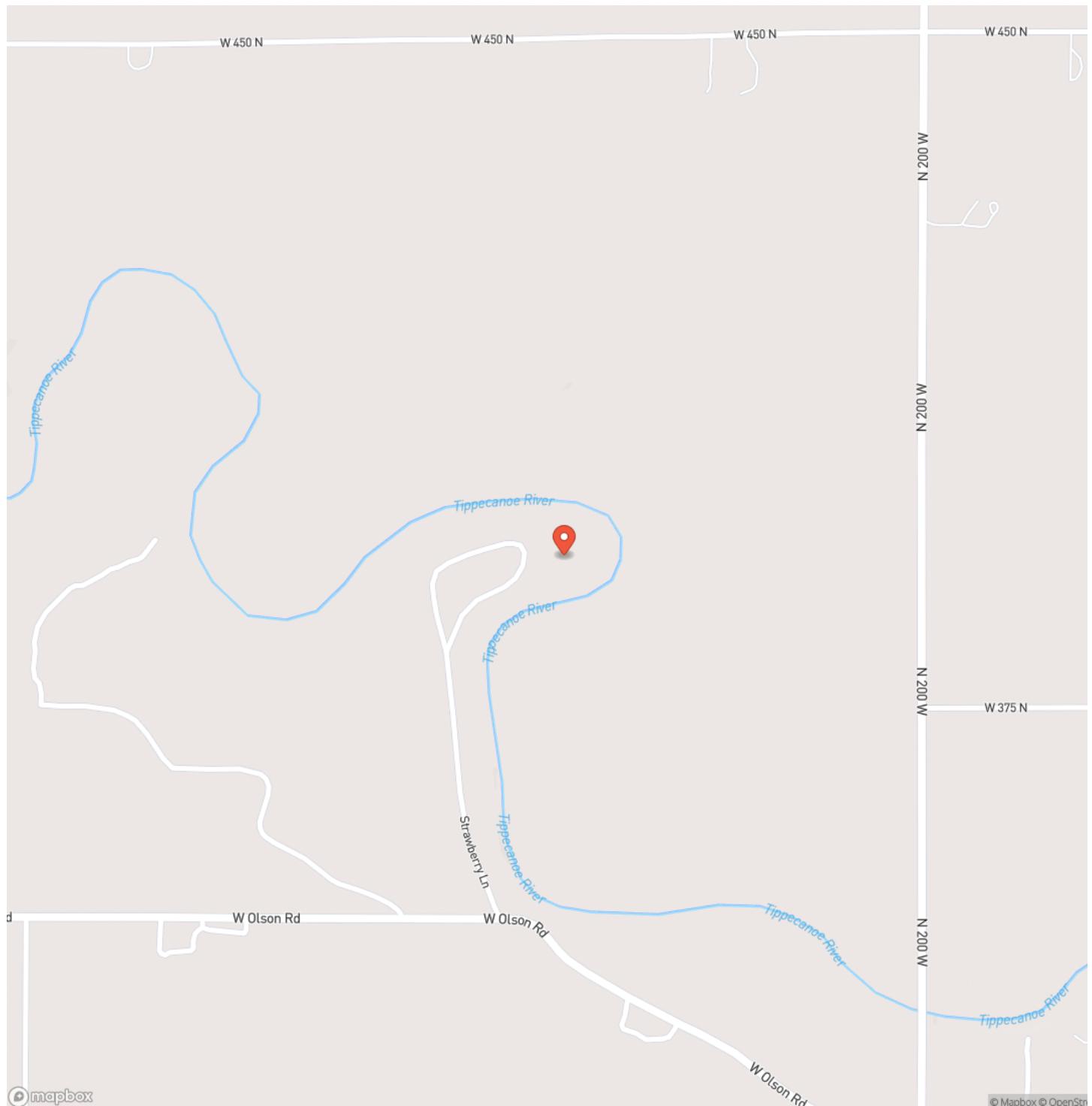
Trailer has 200 amp service, perfect for hooking up a camper. 50 service to barn. Trails have been made for easy access through woods and to river bank. Current internet is RTC fiber.

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

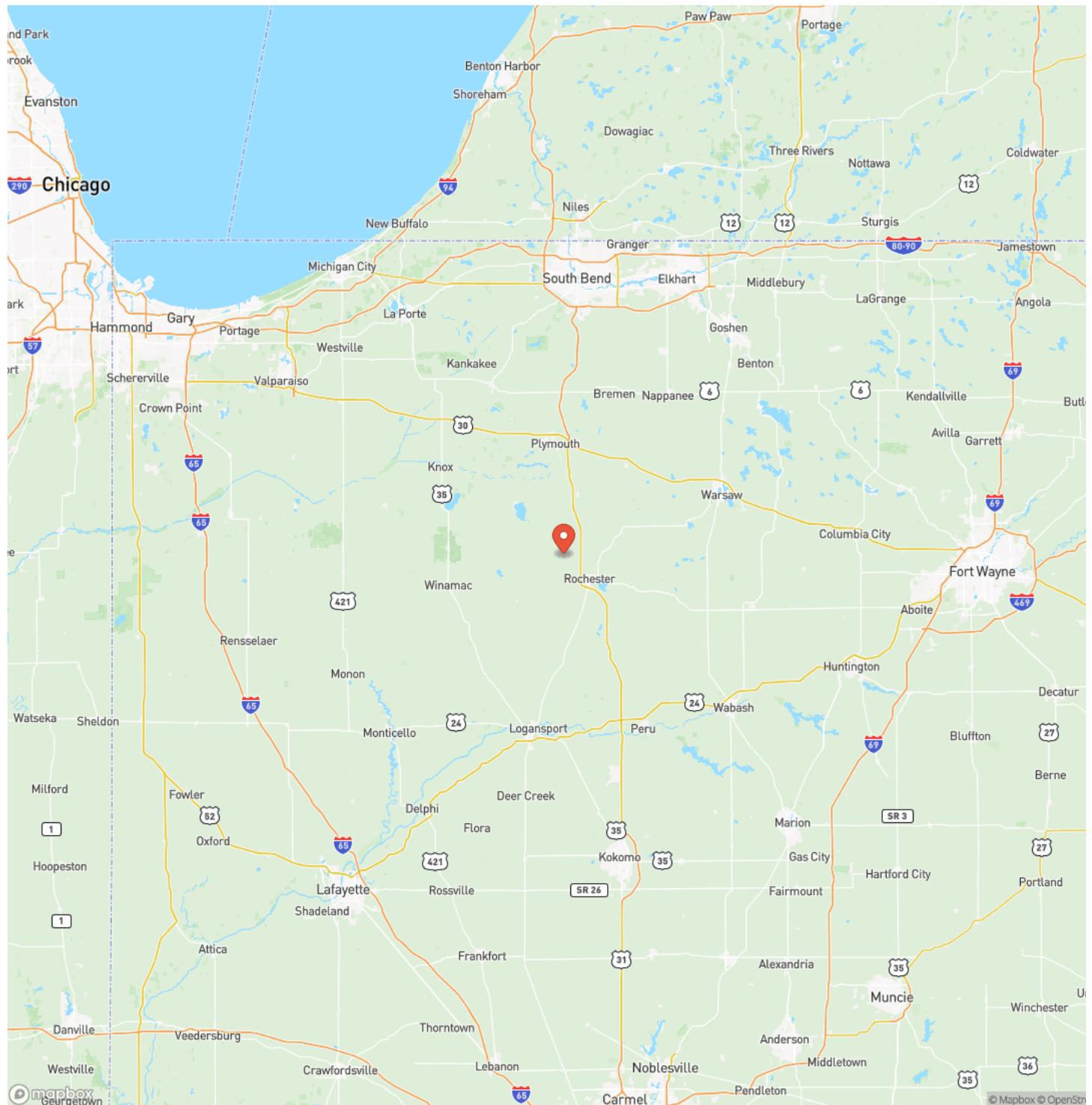
**Land for Sale with Mobile home and Barn- 4.9 acres on Tippecanoe River- Fulton County, Indiana
Rochester, IN / Fulton County**



Locator Map

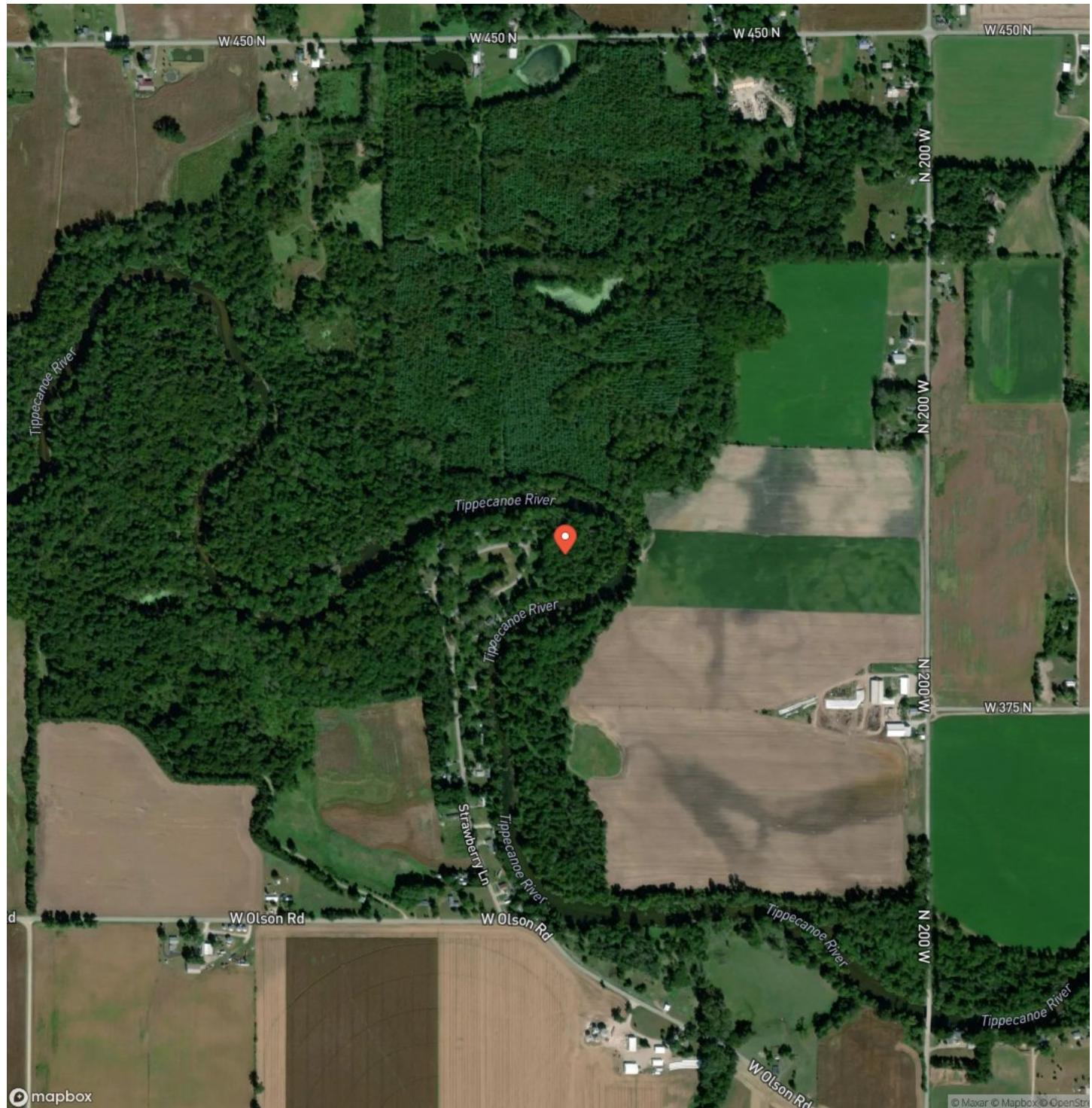


Locator Map



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

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

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City / State / Zip

Roann, IN 46974

NOTES



MORE INFO ONLINE:

NOTES



MORE INFO ONLINE:

DISCLAIMERS

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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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