For Sale - Land with Unfinished Pole Barn Home - Rochester, IN 148 W 600 S Rochester, IN 46970

\$499,000 29.580 +/- acres Fulton County









MORE INFO ONLINE:

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For Sale - Land with Unfinished Pole Barn Home - Rochester, IN Rochester, IN / Fulton County

SUMMARY

Address 148 W 600 S

City, State Zip Rochester, IN 46970

County Fulton County

Type Ranches, Residential Property

Latitude / Longitude 40.9688 / -86.244

Taxes (Annually) 800

Dwelling Square Feet 4000

Bedrooms / Bathrooms 3 / 2

Acreage 29.580

Price \$499,000

Property Website

https://indianalandandlifestyle.com/property/forsale-land-with-unfinished-pole-barn-homerochester-in-fulton-indiana/22730/









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PROPERTY DESCRIPTION

For Sale - Land with Unfinished Pole Barn Home - Rochester, IN. 148 W 600 S Rochester, IN 46970 Fulton County. Unfinished pole barn home with attached barn area and blueprints available on 29 acres. The home is just waiting for you to put your finishing touches to it! Peaceful simple living and the opportunity to have your own little ranch. This property is also roughly only 3 miles from Nyona Lake.

Property features -

- 4 ponds loaded with fish. mainly BIG bluegill & bass
- ponds range from 10-14' deep
- hay income on crop share
- fenced completely around property
- lean to's and sheds for animals
- horses have free range to property
- electric and manual gate to enter property
- deer, turkey, and small game
- hickory, oak, maple ,and willow trees
- electrical available on southeast corner as well

Barn Features -

- nearly finished full bath
- concrete floor
- 20 ' heated space
- utility room
- cabinets and counters
- foam insulated
- carport attached
- 2 commercial sized garage doors
- storage loft
- propane heated
- 1,500 sq ft

Home features -

- 2,500 sq ft
- 3 bed, 2 bath
- cooling and heating propane heated, Mitsubishi air distributor



MORE INFO ONLINE:

- in-floor heating
- well
- septic
- electric

Some personal property and farm equipment can be included in the sale. For more information and a private showing, contact Listing Agents Ty Mills at 260-571-5232 / tmills@mossyoakproperties.com or Nick Driskill at (260) 241-5868 / mossyoaknickd@gmail.com



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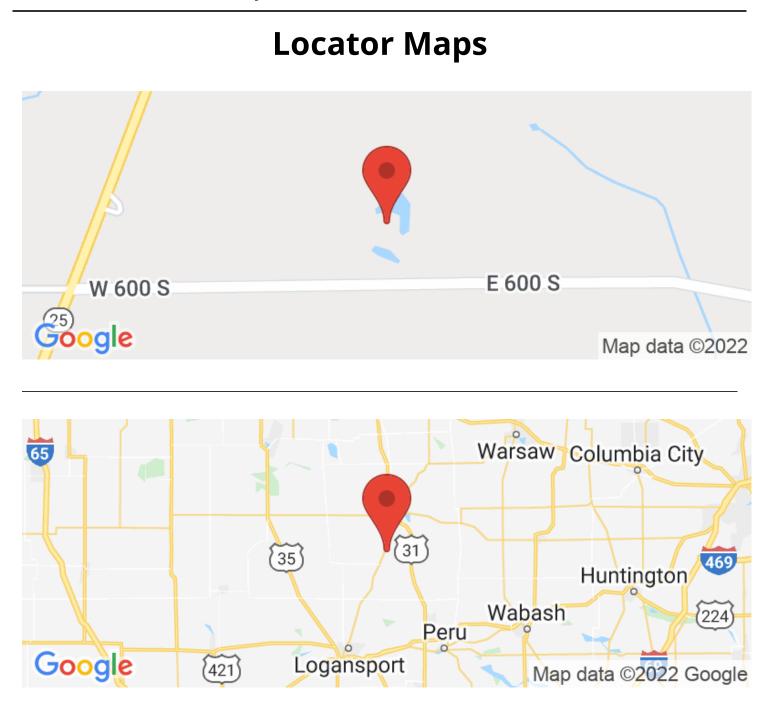




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Aerial Maps







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LISTING REPRESENTATIVE

For more information contact:



Representative

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<u>NOTES</u>



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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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Mossy Oak Properties Indiana Land and Lifestyle PO Box 10 Clinton, IN 47842 (765) 505-4155 https://indianalandandlifestyle.com/



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