

Versatile 5+/- Acres With Structures For Sale - Rochester,  
Indiana - Fulton County  
446 E 375 S  
Rochester, IN 46975

**\$279,000**  
5± Acres  
Fulton County



## Versatile 5+/- Acres With Structures For Sale - Rochester, Indiana - Fulton County

### Rochester, IN / Fulton County

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#### **SUMMARY**

##### **Address**

446 E 375 S

##### **City, State Zip**

Rochester, IN 46975

##### **County**

Fulton County

##### **Type**

Business Opportunity, Single Family, Commercial, Residential Property

##### **Latitude / Longitude**

40.998874 / -86.237037

##### **Taxes (Annually)**

\$820

##### **Dwelling Square Feet**

520

##### **Bedrooms / Bathrooms**

1 / 1

##### **Acreage**

5

##### **Price**

\$279,000

##### **Property Website**

<https://indianalandandlifestyle.com/property/versatile-5-acres-with-structures-for-sale-rochester-indiana-fulton-county-fulton-indiana/118022/>



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#### **PROPERTY DESCRIPTION**

##### **Versatile 5-Acre Property with Shop & Living Quarters, Right Off Hwy 25 – Rochester, IN**

Level 5 acres just off Highway 25 with a fully built-out shop, on-site living quarters, and plenty of storage. This unique opportunity can fit many needs! A place to build your new home with the storage structures already on site, start or move a business requiring a work shop, retail business off a highway or continue current use and store equipment or toys.

##### **Main Building**

- 60' x 30' barn with a tall ceiling, concrete floors throughout and drained floors
- 60' x 20' work shop area added on the west side, with heated concrete floor
- 20' x 26' living-quarters addition, ideal as an overnight stay after a late day in the shop or as an office or a place to stay while building your new home
- living quarters has a nice west facing wooden deck to unwind in the evenings
- soft sided pool out back blocked from road
- One full bath, which includes the washing machine (dryer is out in the barn area)
- Heat is currently electric; boiler system can be reconnected to propane if a new owner prefers

##### **Additional Structures**

- 28' x 54' pavilion
- 19' x 25' detached garage next to the pavilion for extra storage
- 12' x 20' metal utility shed, insulated

##### **Land & Location**

- 5 level acres, right off Highway 25
- Plenty of room for equipment and storage, and plenty of room to build on the property away from highway
- Classed Other Agricultural Use (buyer to verify zoning and permitted use)

##### **Utilities**

- 1 well
- 2 septic systems
- Electric; one meter read for the whole property

##### **Great For**

- A mechanic or repair shop, or other business that requires a shop, with the option to live on site
- Retail business with highway frontage
- A buyer who wants to build a home and have all the structures for equipment close to work
- Plenty of area for a mini farm

##### **Close by**

- Fulton: about 4 miles
- Rochester: about 6 miles
- Macy: about 8 miles
- Athens: about 8 miles
- Kewanna: about 11 miles
- Akron: about 14 miles
- Denver: about 15 miles
- Argos: about 20 miles

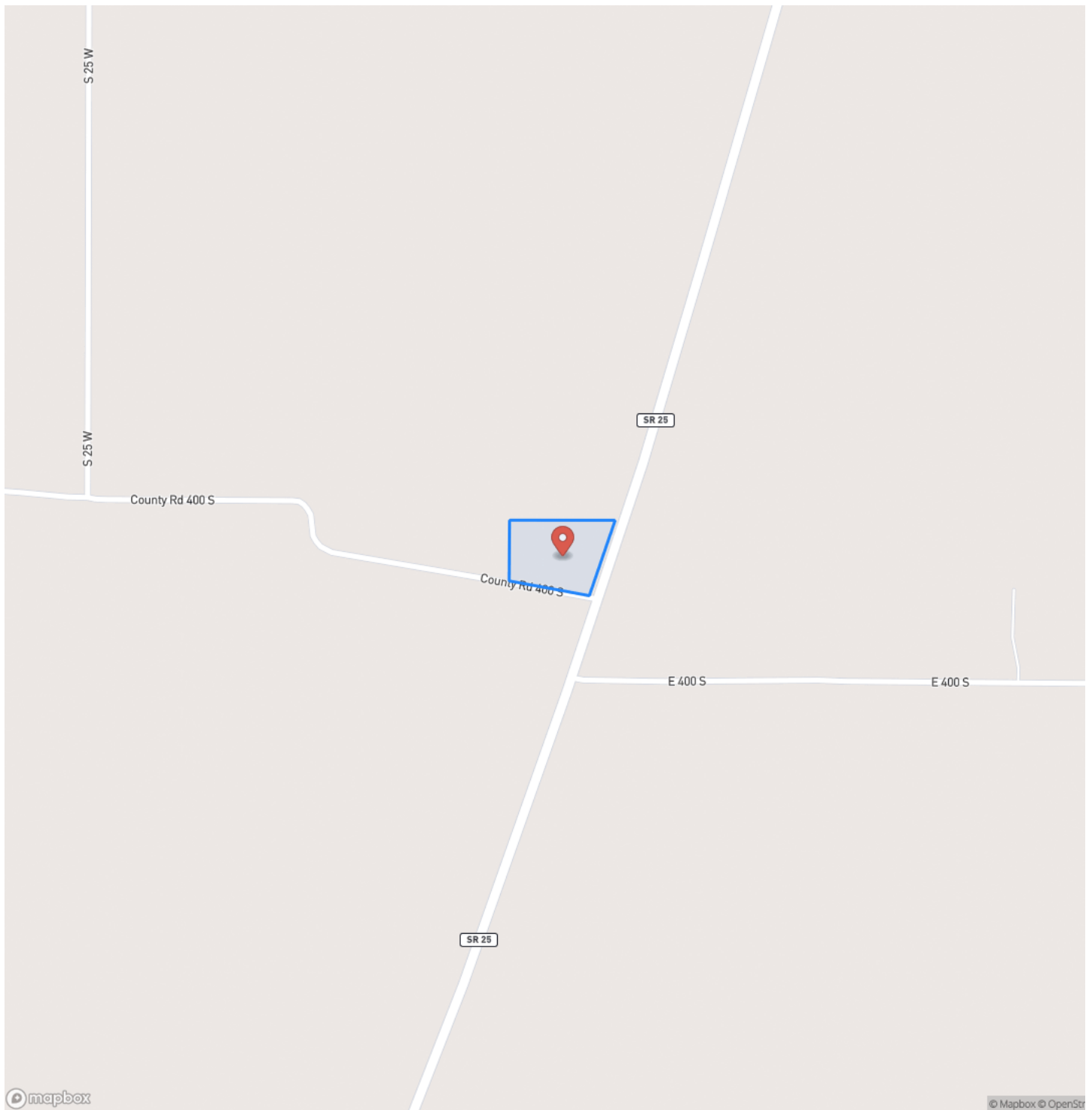
- Logansport: about 22 miles
- Peru: about 23 miles
- Plymouth: about 29 miles
- Warsaw: about 32 miles
- Wabash: about 32 miles
- Kokomo: about 44 miles
- South Bend: about 57 miles
- Lafayette: about 64 miles

For more information or to see this unique opportunity, contact Land Specialist Ty Mills - [\(260\) 264-9134](tel:(260)264-9134) or email [tmills@mossyoakproperties.com](mailto:tmills@mossyoakproperties.com)

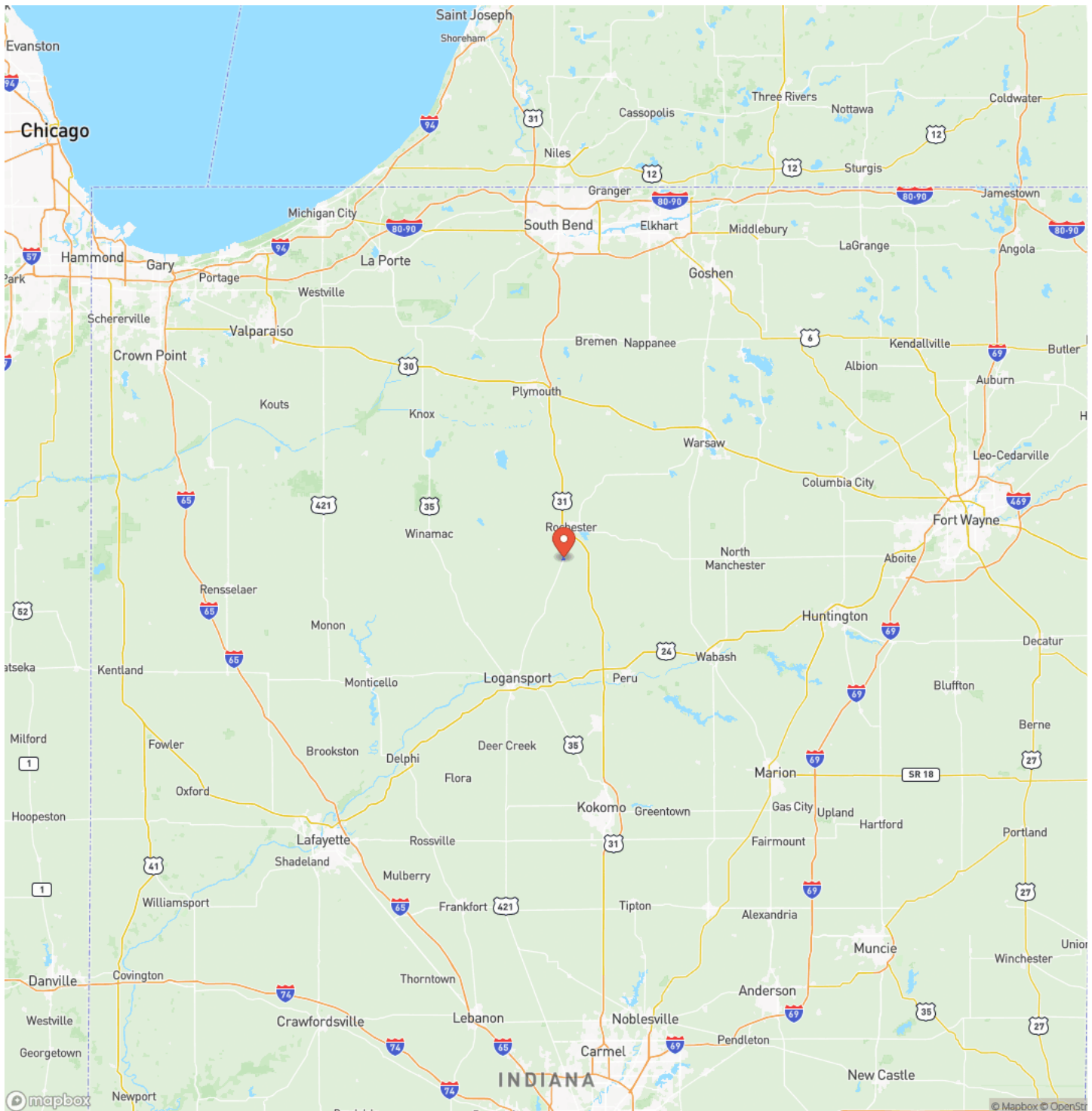
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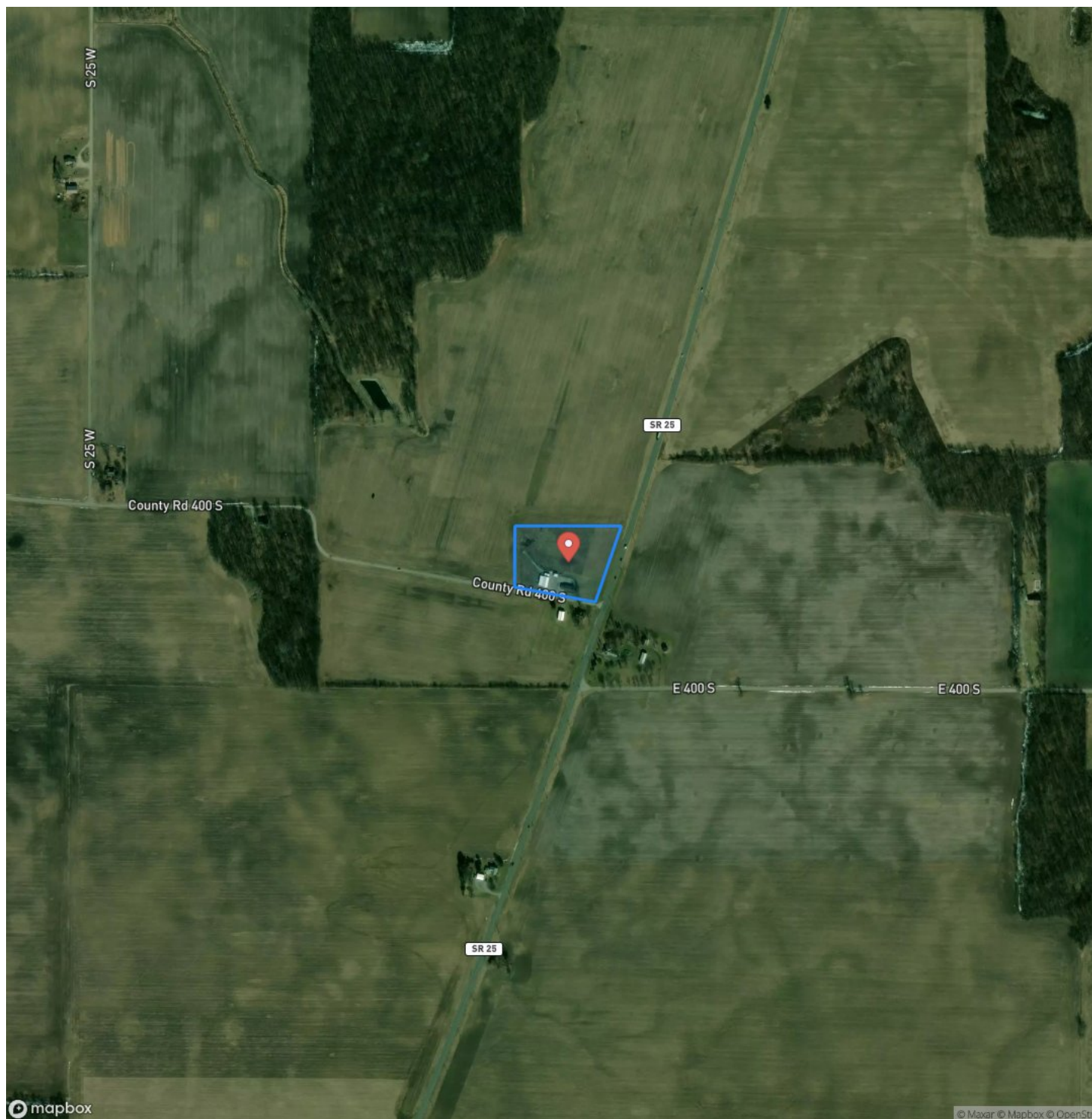
## Locator Map



## Locator Map



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Mills

## Mobile

(260) 264-9134

## Office

(765) 505-4155

## Email

tmills@mossyoakproperties.com

**Address**

2013 E Lou Ln

## City / State / Zip

Peru, IN 46970

## NOTES

[illegible]

[illegible]

<https://indianalandandlifestyle.com/>

## **DISCLAIMERS**

30-60 days for possession would be ideal

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**Mossy Oak Properties Indiana Land and Lifestyle**

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(765) 505-4155

<https://indianalandandlifestyle.com/>

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