

**Land for Sale- 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- 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

Recreational Land, Riverfront, Residential
Property, Hunting Land

Latitude / Longitude

41.1118 / -86.2883

Taxes (Annually)

630

Dwelling Square Feet

1044

Bedrooms / Bathrooms

2 / 1

Acreage

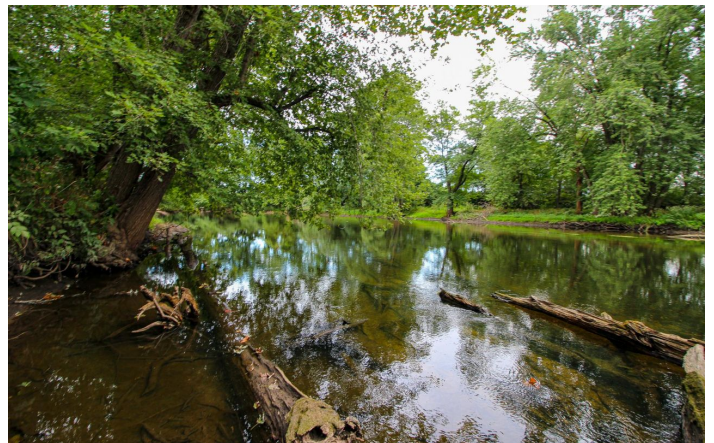
4.900

Price

\$75,000

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-4-9-acres-on-tippecanoe-river-fulton-county-indiana-fulton-indiana/21738/>



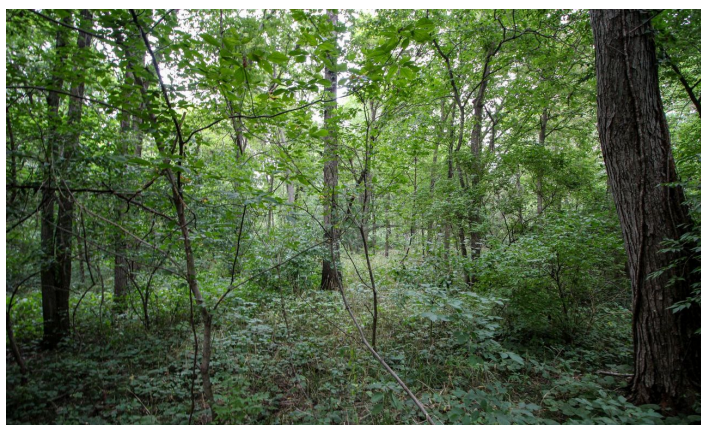
Land for Sale- 4.9 acres on Tippecanoe River- Fulton County, Indiana Rochester, IN / Fulton County

PROPERTY DESCRIPTION

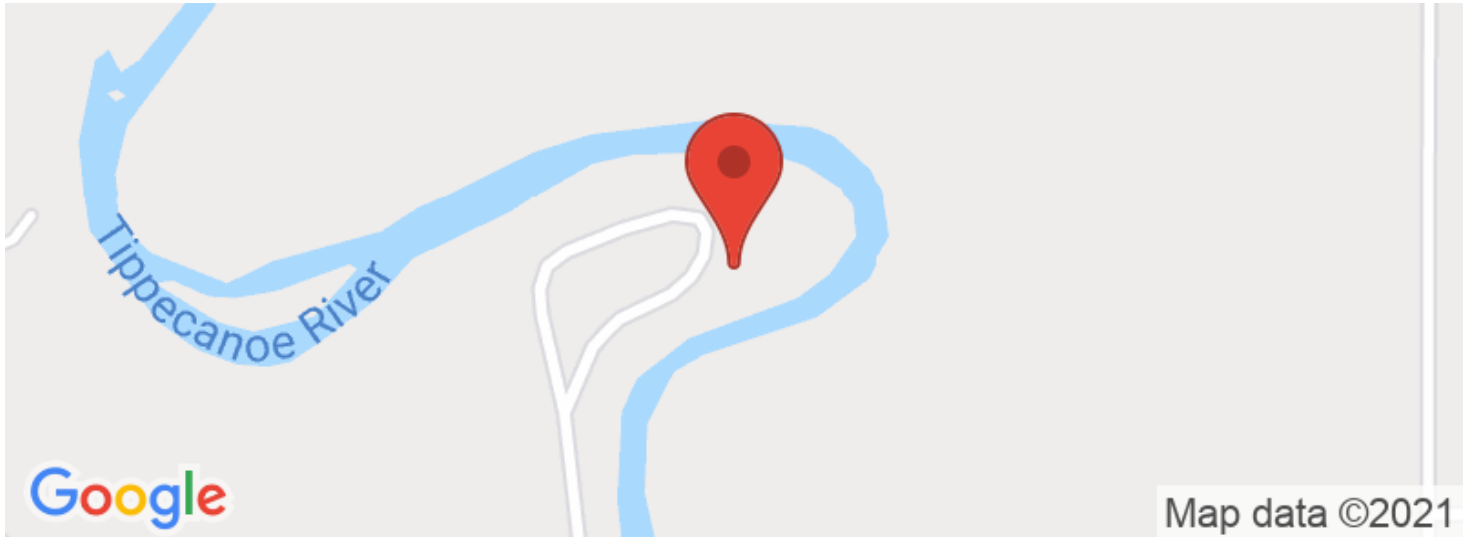
Land for Sale- 4.9 acres on Tippecanoe River- Fulton County, Indiana. 3769 Strawberry Lane, Rochester, IN 46975. If you like the river or water in general, this is worth checking out! The winding, beautiful Tippecanoe River can be right outside your door on this Fulton County lot. The 1,044 sq ft mobile home is currently uninhabitable, but with some TLC or replacing it altogether, the possibility is there to have a permanent residence or a just a weekend getaway spot. Utilities, including electrical, are present on the property. The well is covered by a nice well house, and a septic is already in place. The mobile home was heated by propane and the tank will stay with the property. A metal two car garage/barn provides plenty of storage for a vehicle, mower, tractor or your boats. With 5 acres of woods, you can enjoy all sorts of nature the river and Northern Indiana has to offer. Deer, turkey, small game and the fishing will please any outdoor enthusiast. The northern portion of this woods is in a wetland; however, the home/garage sits well away from it. The county has given their approval to replace the mobile home with something of similar use if that is what the new buyers desire. Rochester is only 10-15 minute away, and Hwy 31 is within a couple of miles. If you would like more information or would like to view this property, contact Land Specialist Ty Mills via call or text 260-571-5232 or email tmills@mossyoakproperties.com.



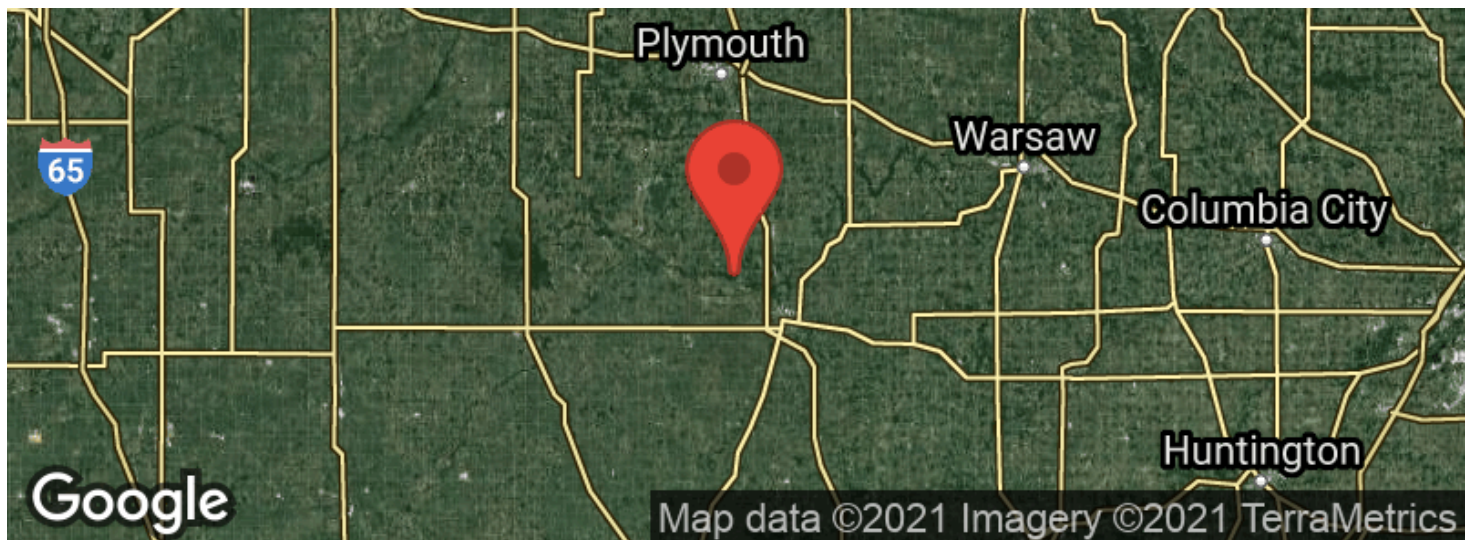
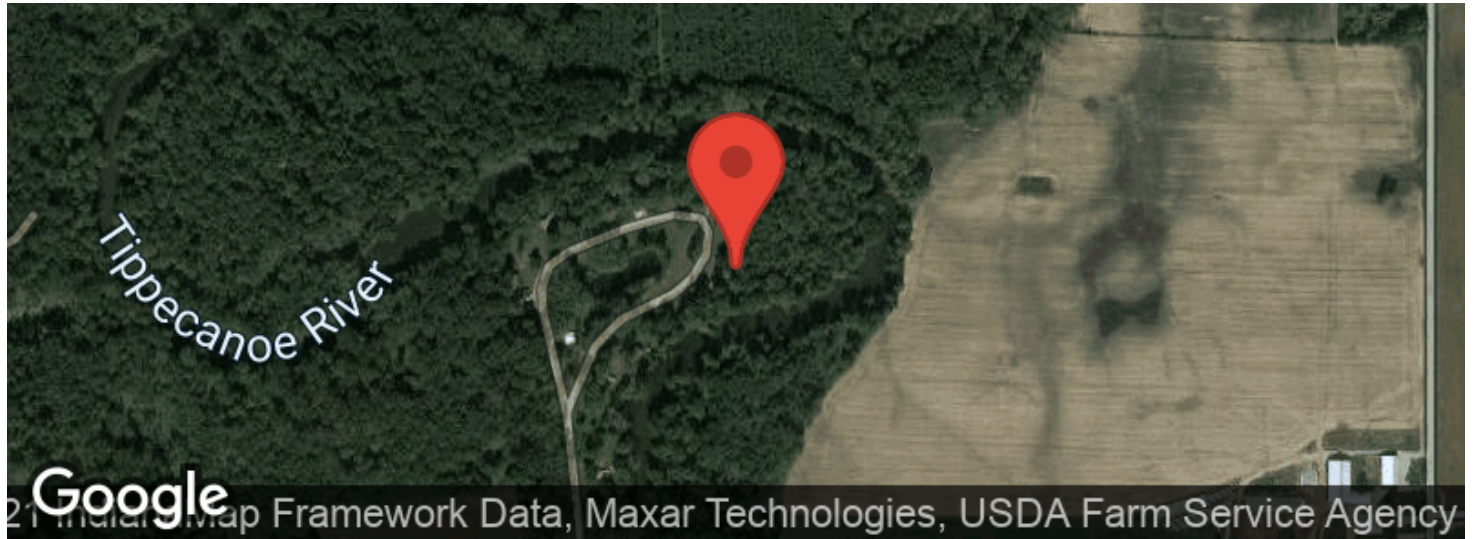
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Rochester, IN / Fulton County



Locator Maps



Aerial Maps



Land for Sale- 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

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NOTES



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.



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.



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