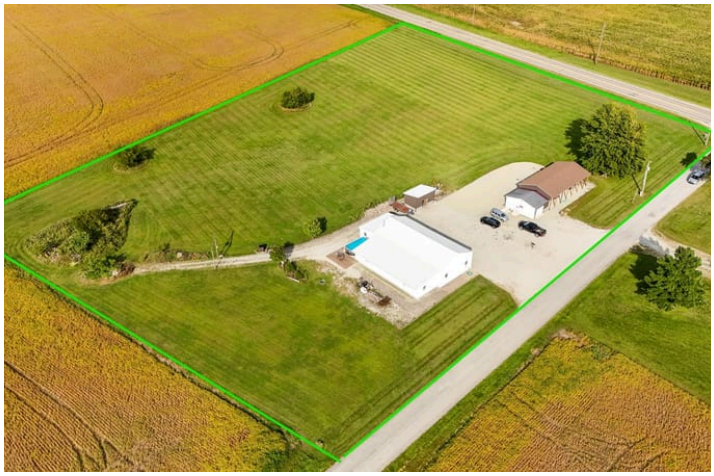
**Versatile 5+/- Acres With Structures For Sale - Rochester, Indiana - Fulton County**
**446 E 375 S**
**Rochester, IN 46975**

**$249,000**
**5± Acres**
**Fulton County**





## 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**
$249,000

**Property Website**
indianalandandlifestyle.com







## PROPERTY DESCRIPTION

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

Level 5 acres just off Highway 25 with a fully built-out shop, on-site potential living quarters (may need updated septic if adding on), 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 (would possibly need new one if bedrooms added)
- Electric; one meter read for the whole property

**Great For**

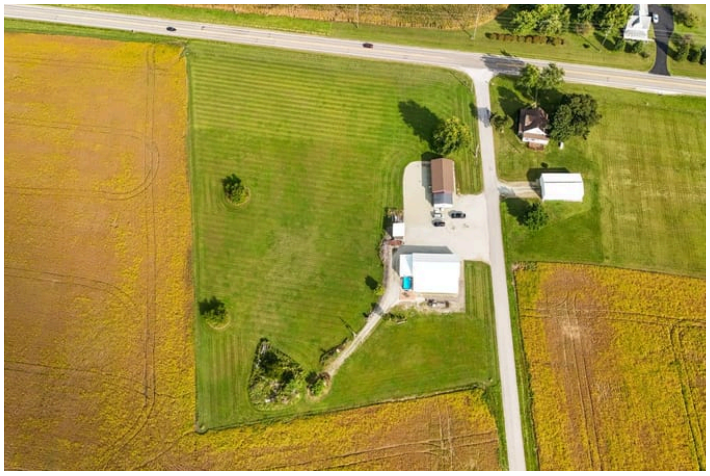
- A mechanic or repair shop, or other business that requires a shop, with the option to build and live on site
- Retail business with highway frontage
- A buyer who wants to build a home and have all the structures for equipment close to work
- Plenty of area for a mini farm

**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

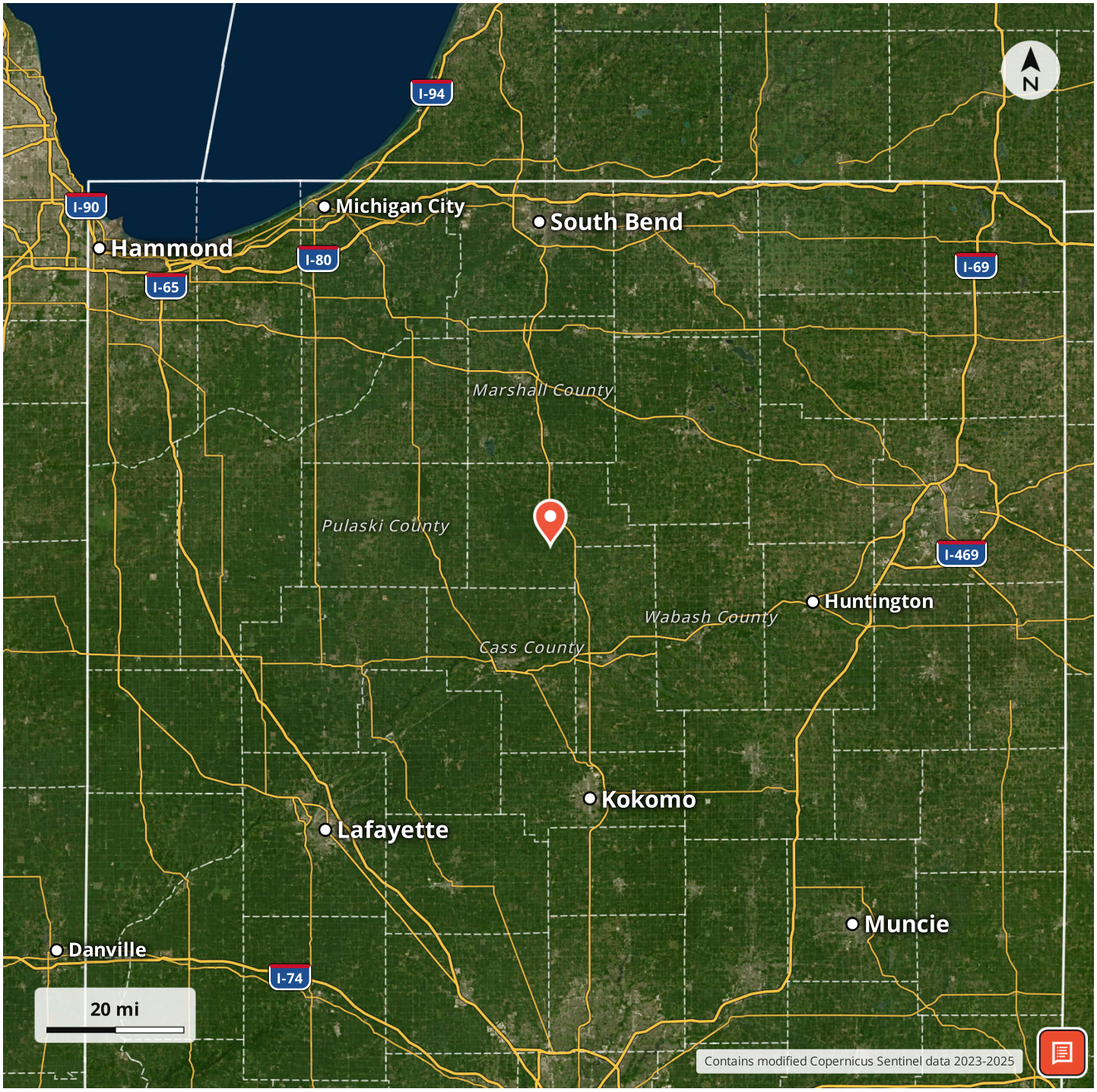
For more information or to see this unique opportunity, contact Land Specialist Ty Mills - (260) 264-9134 or email tmills@mossyoakproperties.com

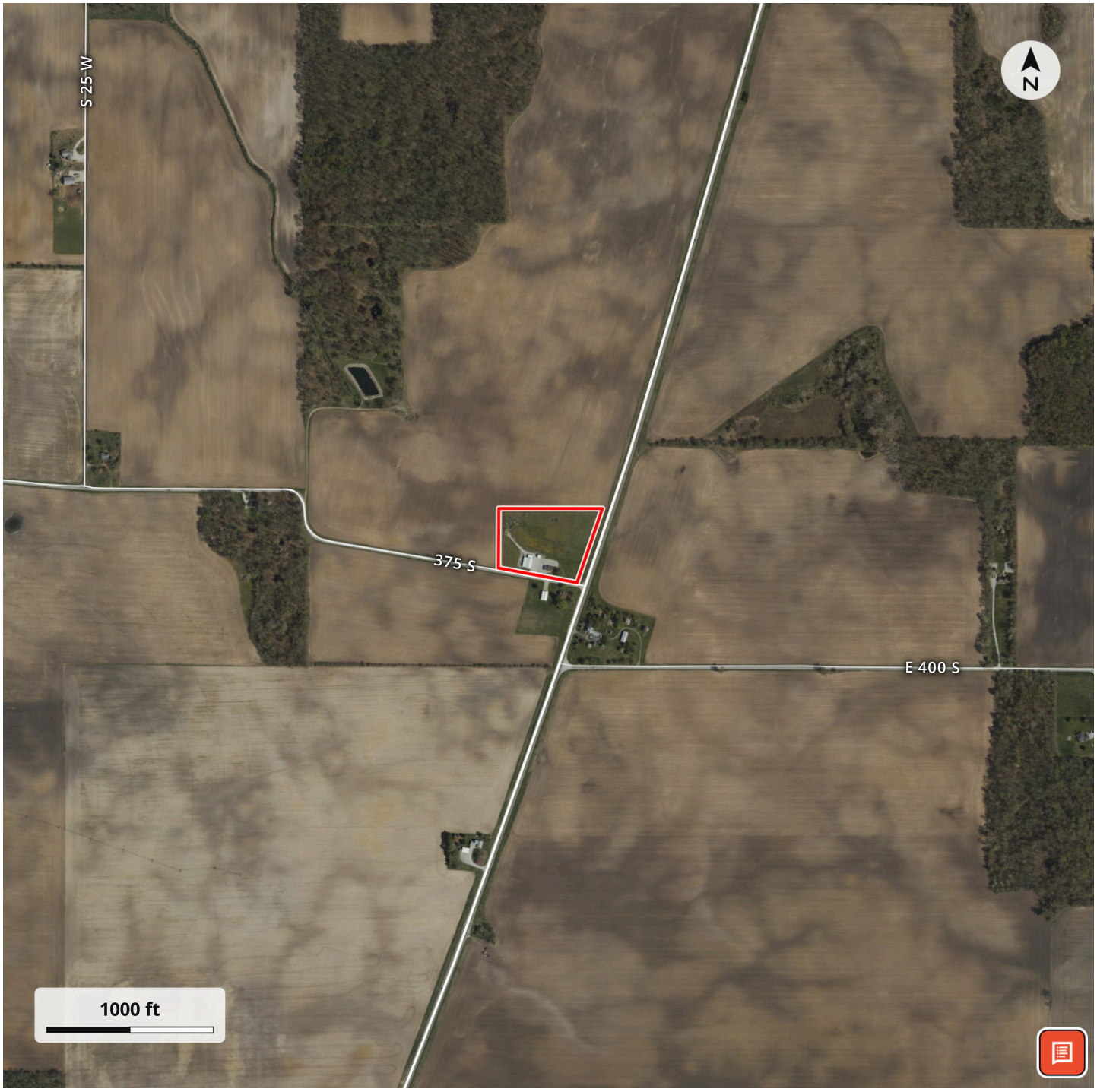




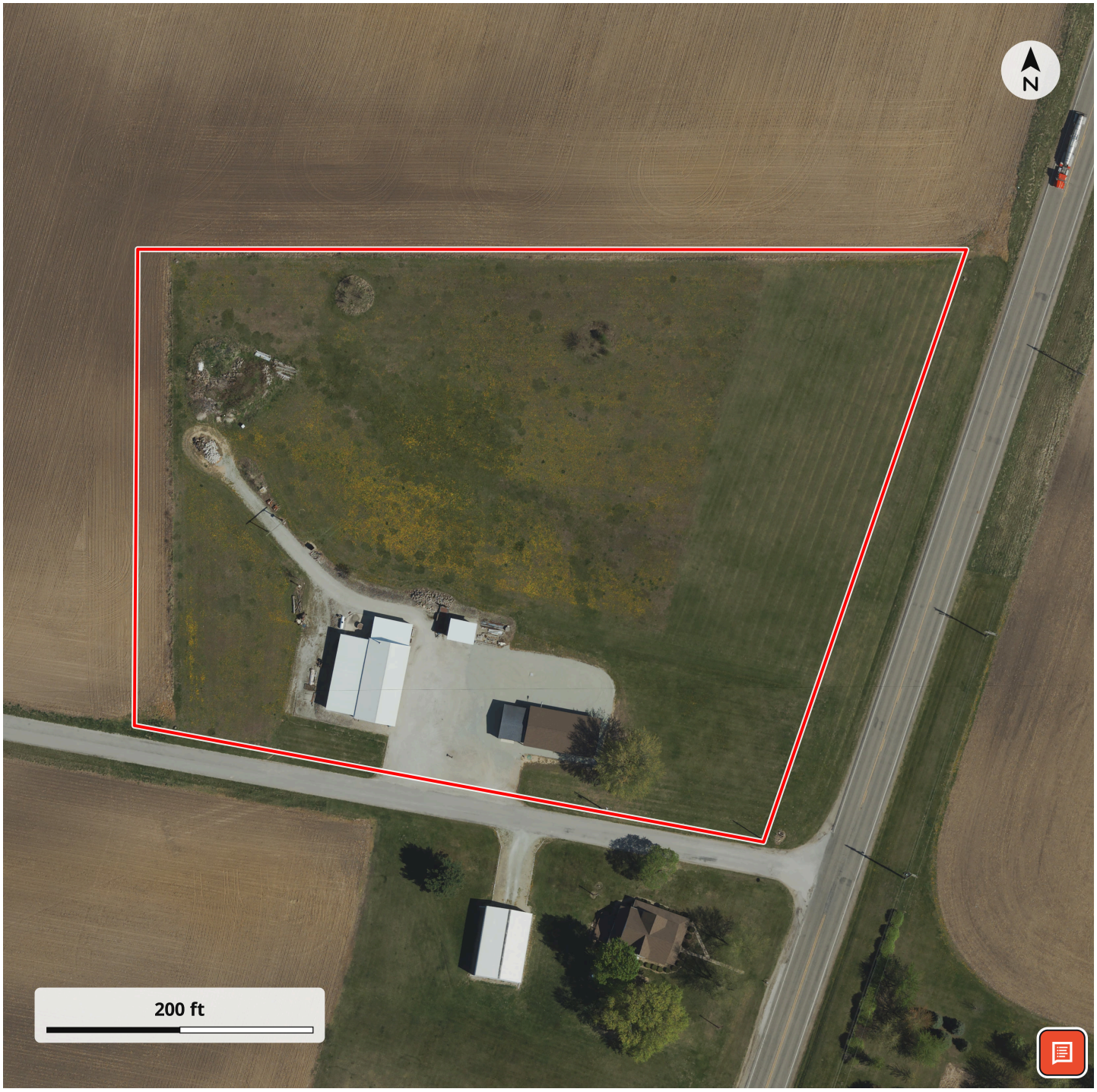
# Regional Map



# Locator Map

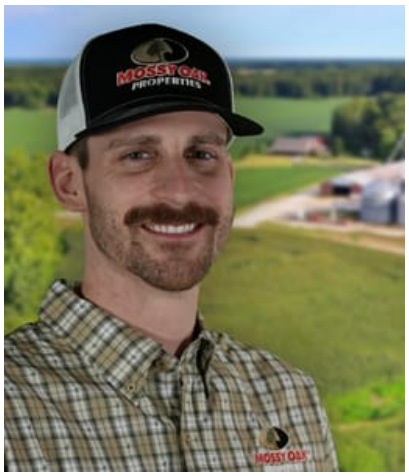


# Aerial Map



## 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

**NOTES**

**DISCLAIMERS**

30-60 days for possession would be ideal

**Mossy Oak Properties Indiana Land and Lifestyle**
**2449 E State Road 163**
**Clinton, IN 47842**
**(765) 505-4155**
**https://indianalandandlifestyle.com/**