

896 Watering Trough Road
896 Watering Trough Road
Rochester Mills, PA 15771

\$629,000
21± Acres
Indiana County



**896 Watering Trough Road
Rochester Mills, PA / Indiana County**

SUMMARY

Address

896 Watering Trough Road

City, State Zip

Rochester Mills, PA 15771

County

Indiana County

Type

Residential Property

Latitude / Longitude

40.862586 / -79.00126

Dwelling Square Feet

2200

Bedrooms / Bathrooms

4 / 3

Acreage

21

Price

\$629,000

Property Website

<https://www.mossoakproperties.com/property/896-watering-trough-road-indiana-pennsylvania/70674/>



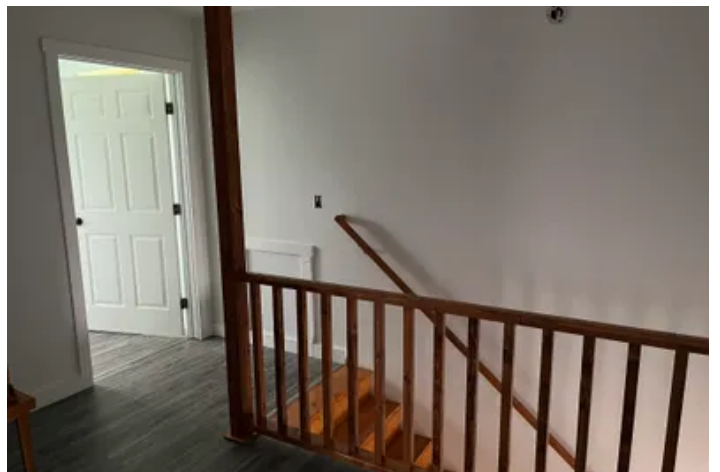
896 Watering Trough Road Rochester Mills, PA / Indiana County

PROPERTY DESCRIPTION

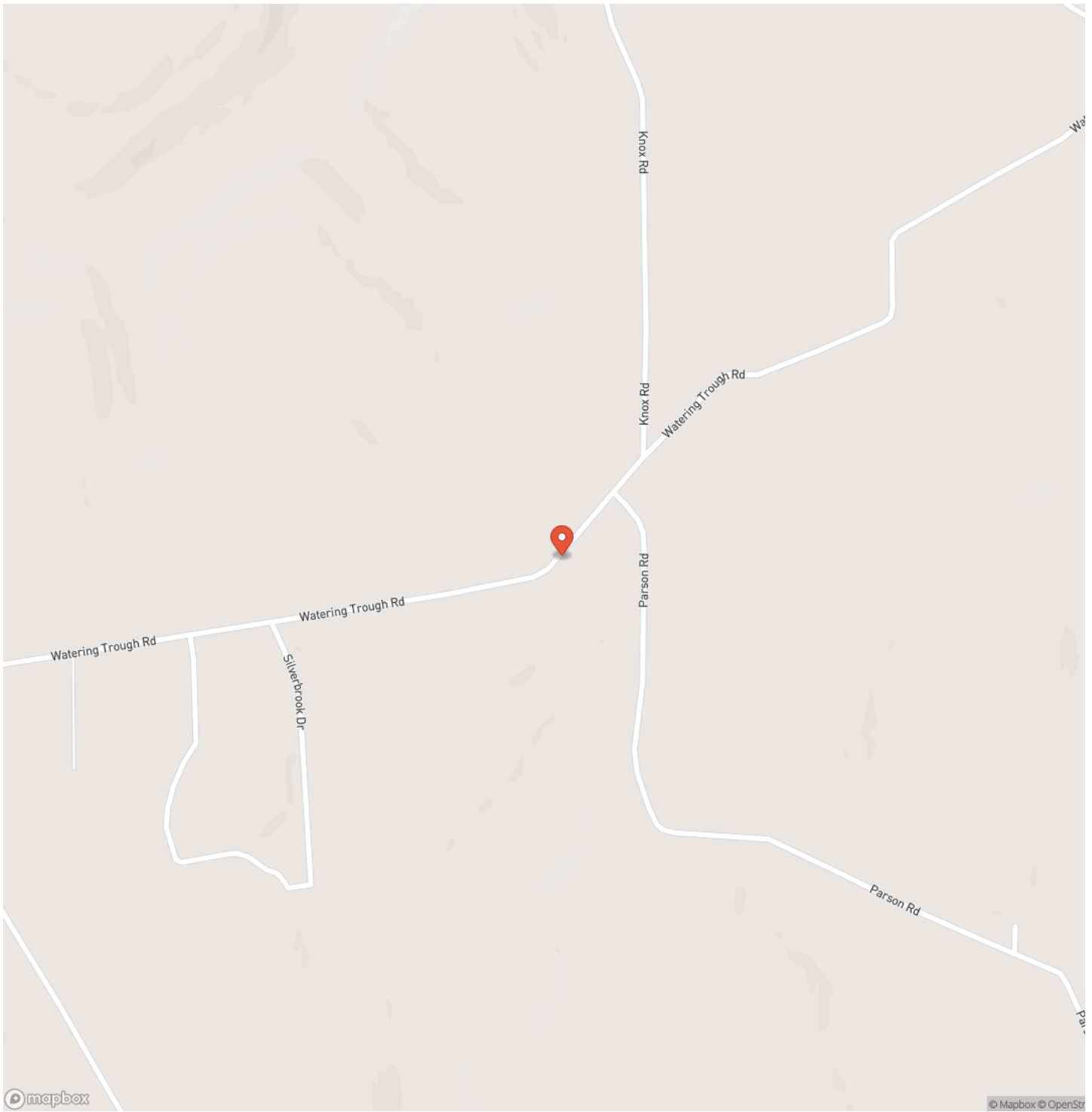
896 Watering Trough Road Rochester Mills is located in North Mahoning Township, Indiana County, PA. This newer home has an abundant 2,200 square feet with 4 bedrooms and 3 baths. Enjoy country living or the opportunity for your new farmette. This property has two barns. The first barn is 32' x 40' and is set up for livestock and the second barn is 50' x 230' with in-floor heat. Both barns have water hookups. There is a total of 21+/- acres with this property and the owner is conveying their 1/2 interest in the gas rights.

Features of the House and Property Include:

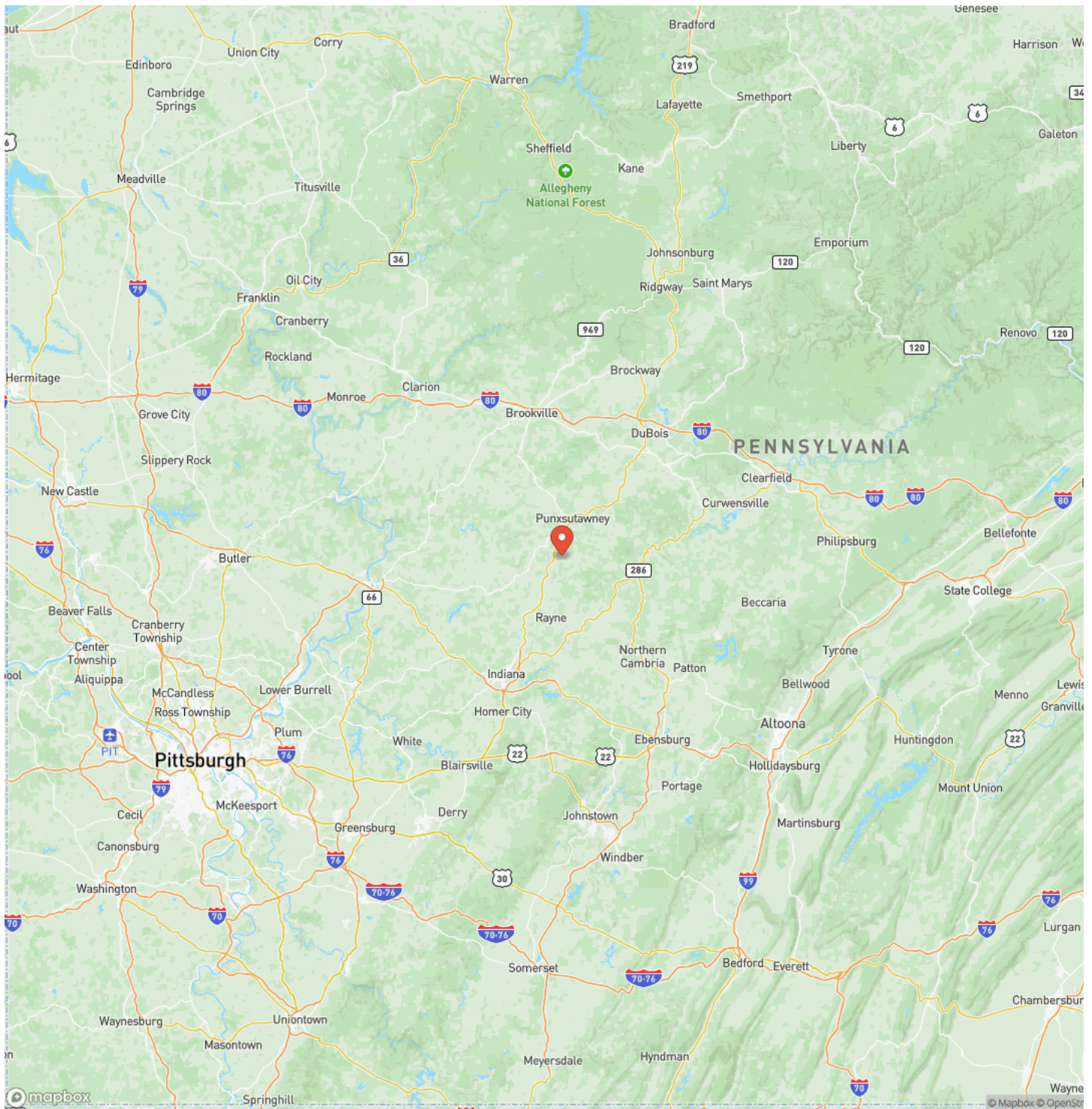
- Newer home with 2,200 square feet
- 4 bedrooms, 3 baths
- 21+/- total acres
- In-floor heat in the basement and 2nd floor
- Two barns: 32' x 40' and 50' x 230'
- Larger barn has in-floor heat
- Owner's 1/2 interest in gas rights will convey
- Approximately 10 minutes to Punxsutawney and 25 minutes to Indiana, PA



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip
Belle Vernon, PA 15012

NOTES

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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