

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

**\$210,000**  
2.750± Acres  
Indiana County



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

**SUMMARY**

**Address**

701 Watering Trough Road

**City, State Zip**

Rochester Mills, PA 15771

**County**

Indiana County

**Type**

Residential Property

**Latitude / Longitude**

40.861843 / -79.0061

**Taxes (Annually)**

1585

**Dwelling Square Feet**

1728

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

2.750

**Price**

\$210,000

**Property Website**

<https://www.mossoakproperties.com/property/701-watering-trough-road-indiana-pennsylvania/59679/>



## 701 Watering Trough Road Rochester Mills, PA / Indiana County

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### **PROPERTY DESCRIPTION**

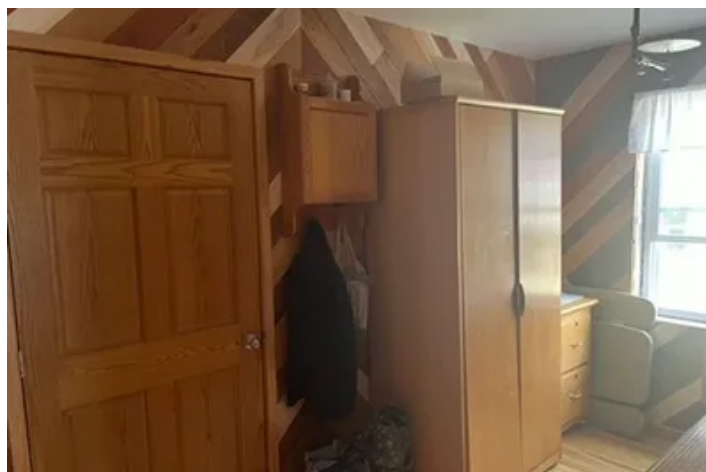
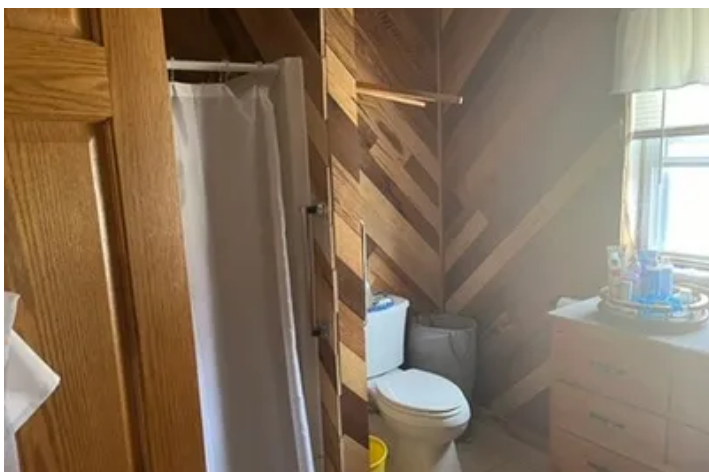
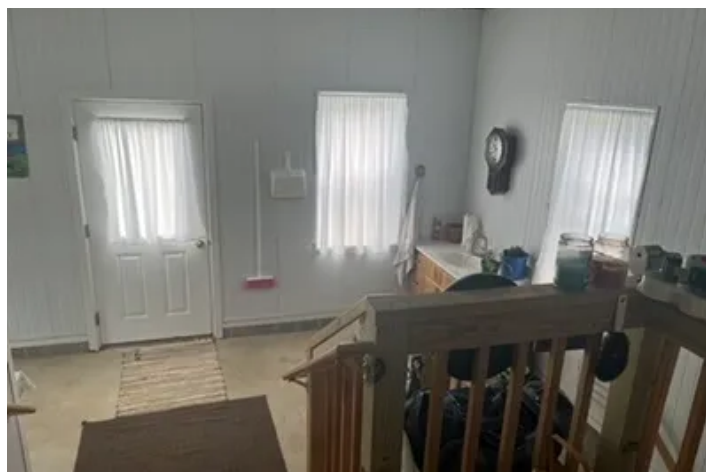
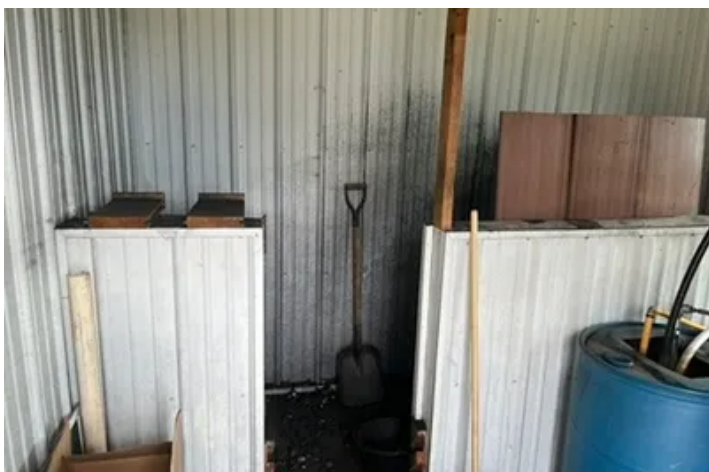
701 Watering Trough Road, Rochester Mills, Indiana County. This home has hardwood throughout. There are 2 bedrooms, 1.5 baths and a full basement with over 1,700 sq ft. There is a total of 2.75+/- acres with about 1.5 acres fenced in for pasture. The large outbuilding with in-floor heat will give the new owner plenty of space. Enjoy your mornings or evenings sitting on the covered front porch overlooking the front yard.

#### ***Features Of The House And Property Include:***

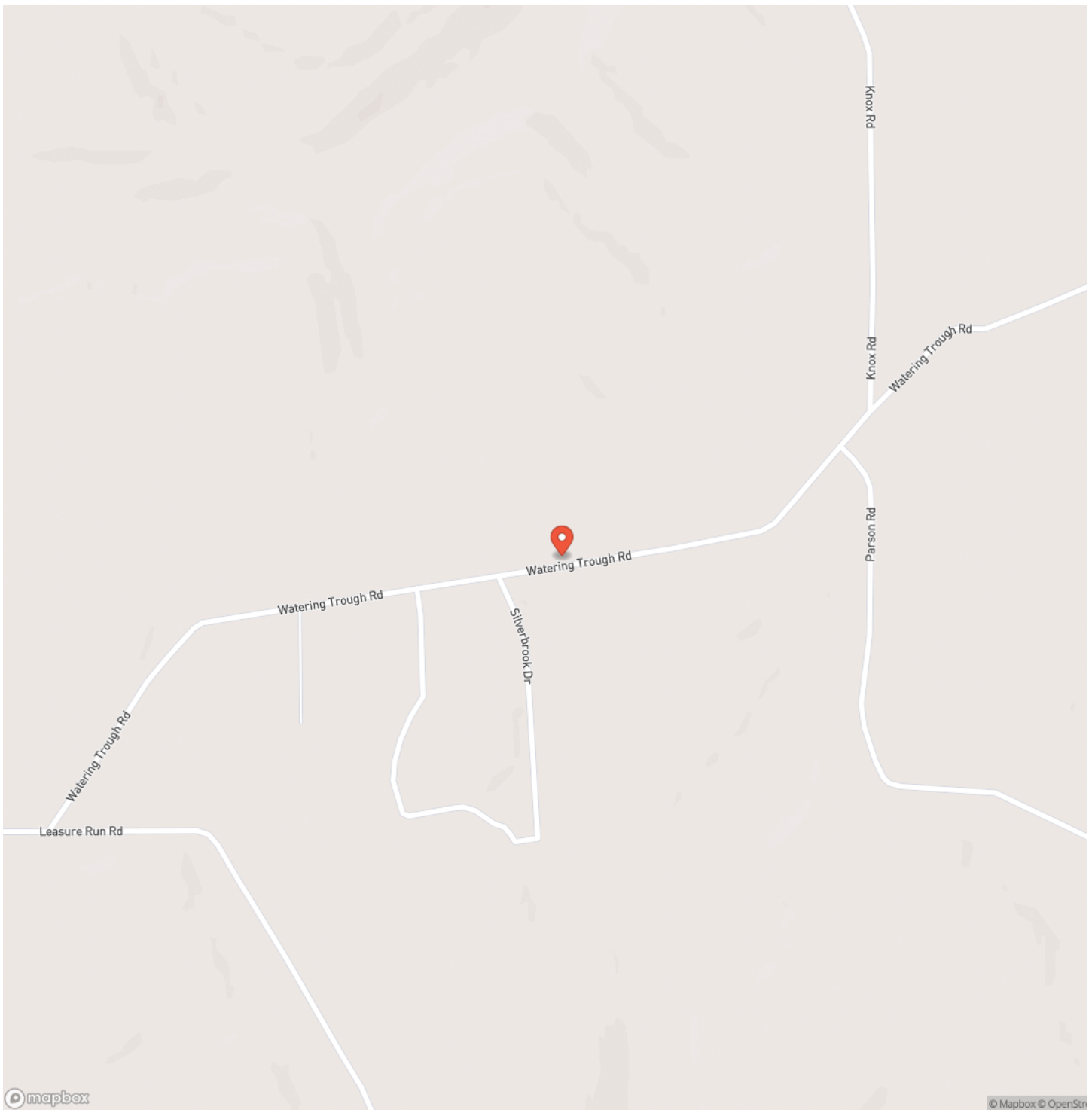
- 2.75+/- total acres
- 1,728 sq ft home
- In-floor heat in house and outbuilding
- 1.5 acres of pasture
- Large outbuilding, 32' x 72'
- Hardwood throughout the home
- Full basement
- Approximately 10 minutes to Punxsutawney and 27 minutes to Indiana, PA



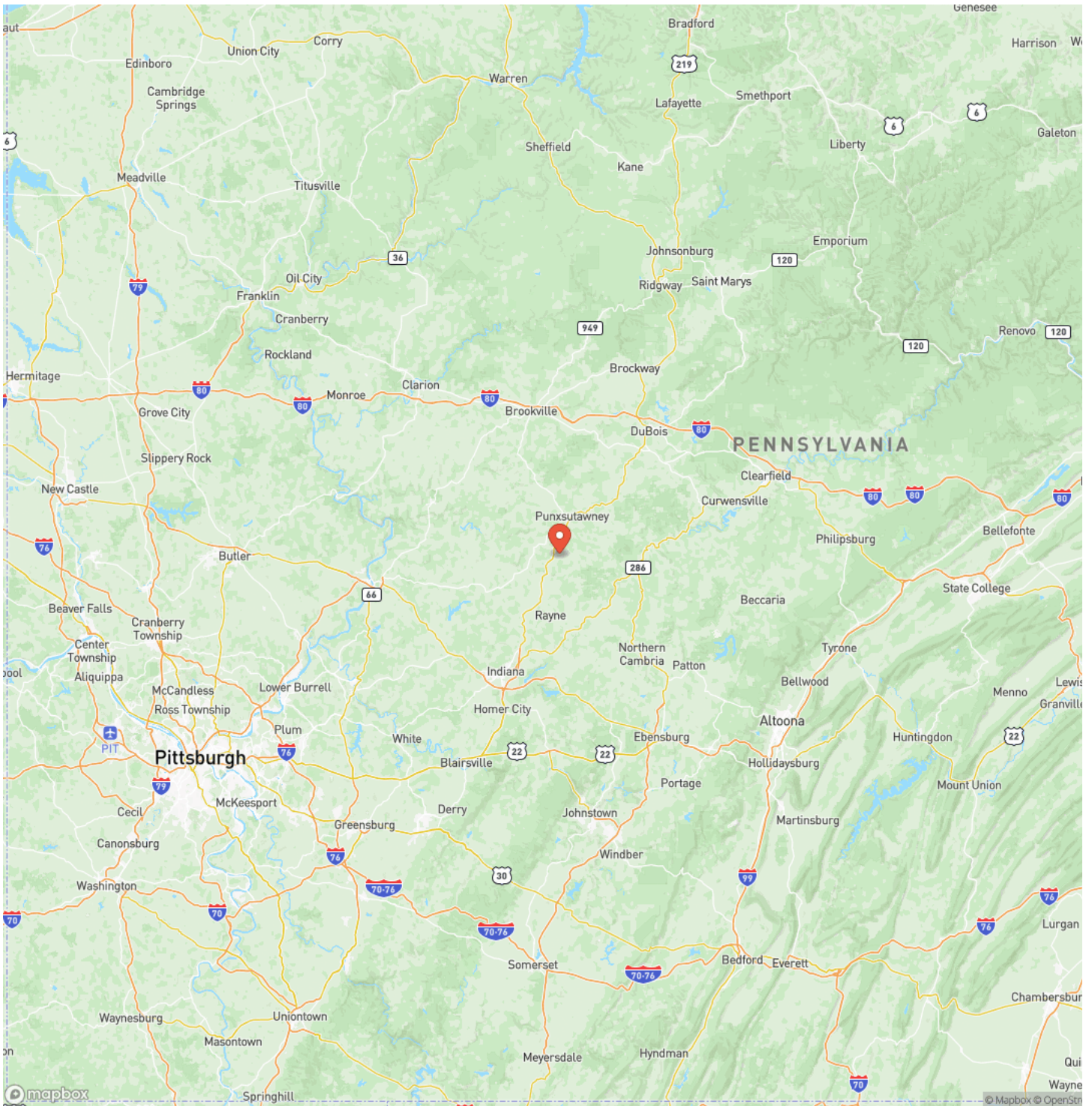
701 Watering Trough Road  
Rochester Mills, PA / Indiana County



## Locator Map



# Locator Map



## Satellite Map









## **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 Pennsylvania Land Professionals**

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