

Listings as of 09/19/2025

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Property Type INVESTMENT

Status Active

CDOM 213

DOM 213

Auction No

<b>MLS</b>	202505057	<b>4684 N St Rd 25</b>	<b>Rochester</b>	<b>I 46979</b>	<b>Status</b> Active	<b>L</b>	\$549,900
		<b>Area</b>	Fulton County	<b>Parcel ID</b>	25-03-22-200-004.022-006	<b>Typ</b>	Other
		<b>Sub</b>	None	<b>Cross Street</b>			
		<b>Township</b>	Newcastle	<b>Total Bedrooms</b>	12	<b>F Baths</b>	6
		<b>School District</b>	TIP	<b>JrH</b>	Tippe Valley	<b>SrH</b>	Tippe Valley
		<b>Style</b>	No	<b>Stories</b>	1.0	<b>REO</b>	No
<b>Legal Description</b> NE NE & NW NE 22-31-5 5.6a With Easement #201401754 and 7 more, please see associated documents							
<b>Directions</b> From Rochester head north on ST RD 25. Park on north side of road beside the Tippecanoe River approximately 6							

**Remarks** Rare Investment Opportunity! Known as Newcastle Township Homesites, this long standing trailer park has been revitalized, restored, and loved for the past 5 years. This is two neighboring parks brought together and brought back to life. New infrastructure and permits exist now to bring this park to maximum occupancy and efficiency. 6 trailers and 2 lots currently rented out. 8 more empty lots ready to rent now and more on the way. Original footprint allows for 32 lots. 21 on east section and 11 on the west half. The REMC and NIPSCO are on board to hook up each additional unit for each new tenant at little or no cost to owner of park. This is a rural trailer park between Rochester and Warsaw Indiana on St Rd 25. Great Schools to choose from.

**Agent Remarks** New EPA authorized and constructed well feeds water to the east half of park. 2 of the dwellings are owned by lot renters. Seller took this park on as an investment and community service project 5 years ago and is not interested in managing that large of a park. Please see attached narrative to see all that has been done here. Look at original footprint photo, that is feasible again! Buyer/buyer's agent to confirm all measurements, taxes and schools.

Sec	Lot	Lot Ac/SF/Dim	10.0000	/	435,600	/	irregular	Src	N	Lot Des	LEVL, 6-9.9,
<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Desc</b>					
<b>Township</b>	Newcastle	<b>Abv Gd Fin SqFt</b>	8,000	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	8,000		
<b>Year Built</b>	1972	<b>Age</b>	53	<b>New No</b>	DC	<b>Ext Vinyl</b>		<b>Bsmt/Ftnn</b>	Slab		
<b>Total # Bldgs</b>		<b># Units</b>	33	<b># Units Rented</b>	6	<b># Effic.</b>	4	<b># 1BR</b>	3	<b># 2BR</b>	3
<b>Unit #</b>	<b>Level</b>	<b>\$ Unit Rent</b>	<b>Rented</b>	<b>Rent Freq</b>	<b># Rms</b>	<b># BR</b>	<b># Bath</b>	<b>Bsmt</b>	<b>Garage</b>	<b>Dep Amt.</b>	<b>Lease Exp Date</b>

Gross An. Rent	\$37,200.00	Lease Term	Negotiable	ARCHITECTURAL STYLE		M	#Refrg	6	Security Sys	No
Assn Dues	NON	Water	Private	odular			#Range/Oven	6	Pool	No
Water/Sewer	\$0.00	Sewer	Septic				#Microwave	6	Pool Type	
Fuel	\$0.00	Fuel	Gas				#Dishwasher	0	Pet Restrict.	Yes
Electric	\$0.00	Heating		Outbldg	BARN	40 x 24	#Disposal	0	ADA Features	No
Trash	\$0.00	Cooling	Multiple Cooling Units	Flooring	Laminate, Part Carpet		#Washer	0	Near Wlkg Trail	No
Insurance	\$2,500.00	Restrictions					#Dryer	0	Jet/Garden	No
Property Tax	\$3,200.00			Water Access			#W/D Connect	3	Guest Quarters	No
Maintenance	\$2,000.00	# Water Meters		Water Name					Channel Frtg	
Miscellaneous	\$1,000.00	# Elec Meters		Water Type			Wtr Frtg			
Net Ann Inc.	\$28,500.00	# Gas Meters		Water Features						

**OWNER PAYS** Lawn Maintenance**TENANT PAYS** Cable, Electric, Fuel, Heating, Trash Collection**SALE INCLUDES** Building, Business, Land, Lease**AMENITIES** Cable Ready, Countertops-Laminate, Landscaped**Occupancy Comm** Owner and son live in 2**Owner Name** Q&A Properties**Auctioneer Name/Lic.#****Financing:** Existing**Proposed** Conventional**Excluded Party** None**Annual Prop Tax** \$3,200.00 **Exemption****Year Taxes Payable** 2025**Assessed Value****Is Owner/Seller a Real Estate Licensee** No**Possession** DOC**List Office** Homes Land & Lakes Realty - Cell: 574-268-4881**List Agent** Orville M Haney - Cell: 574-505-0681**Agent ID** RB18000113**Agent E-mail** orvillehaney1@gmail.com**Co-List Office****Co-List Agent****Showing Instr** Listing agent will assist with tours.**List Date** 2/18/2025 **Exp Date** 6/30/2026**Contract Type** Exclusive Right to Sell**Special Listing Cond.** None**Seller Concessions Offer Y/N****Seller Concession Amount \$****Virtual** Unbranded Virtual Tour**Lockbox** NONE**Lockbox Location** none**Type of Sale****Pending Date****Closing Date****Selling Price****How Sold****CDOM** 213**Total Concessions Paid****Sold/Concession Remarks****Sell Office****Sell Agent****Sell Team****Presented by:****Co-Sell Agent****Co-Sell Office** Orville M Haney - Cell: 574-505-0681

Homes Land &amp; Lakes Realty - Cell: 574-268-4881

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