

HISTORIC MILL FOR SALE

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BRIDGETON MILL

- Working Mill Since 1823
- Host of Parke County Covered Bridge Festival
- Located in a Designated Historic Site
- Scenic Beauty & Attractions
- Turnkey Tourism Enterprise

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PHOTOS

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SITE



BRIDGETON MILL

- **5.5 Acres in Historic Bridgeton** – expansive grounds with multiple income-producing uses
- **Working Gristmill (1823)** – centerpiece attraction, still producing stone-ground flour and cornmeal
- **Scenic Waterfall & Covered Bridge** – iconic natural and historic landmarks immediately adjacent to the mill
- **Vendor Outbuildings** – historic structures currently leased to antique and craft vendors, generating rental income
- **Dr. Crooks' Historic Office Building (c.1868)** – preserved building included on-site, adding historic and tourism value
- **Campground Facilities** – additional revenue potential from short-term stays during festivals and tourism seasons
- **Tourism-Ready Infrastructure** – established parking, foot traffic circulation, and integration with Bridgeton Historic District

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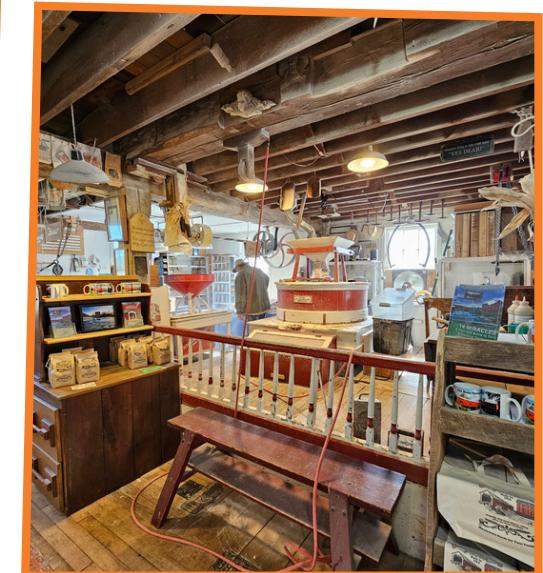
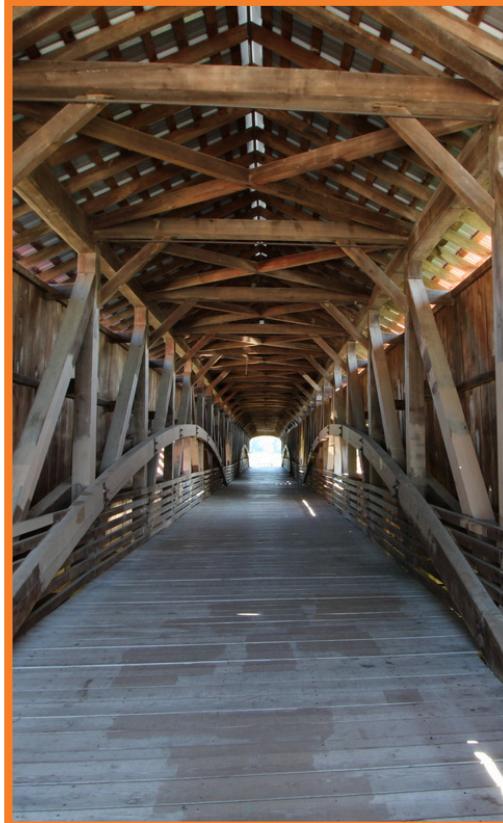
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HISTORY

- **Established in 1823** – one of the oldest continuously operating gristmills in the Midwest
- **Continuous Operation** – still produces stone-ground flour, cornmeal, and mixes using original 48" French Buhr stones (2,000+ lbs each)
- **Historic Landmark** – part of the Bridgeton Historic District, listed on the National Register of Historic Places
- **Iconic Location** – sits beside the 1868 Bridgeton Covered Bridge and a scenic waterfall on Big Raccoon Creek
- **Tourism Hub** – centerpiece of the Parke County Covered Bridge Festival, drawing tens of thousands of visitors annually
- **Cultural Legacy** – known nationally as a living symbol of Indiana's milling and covered bridge heritage
- **Preservation & Business** – combines historic preservation with active tourism, retail, and event revenue streams



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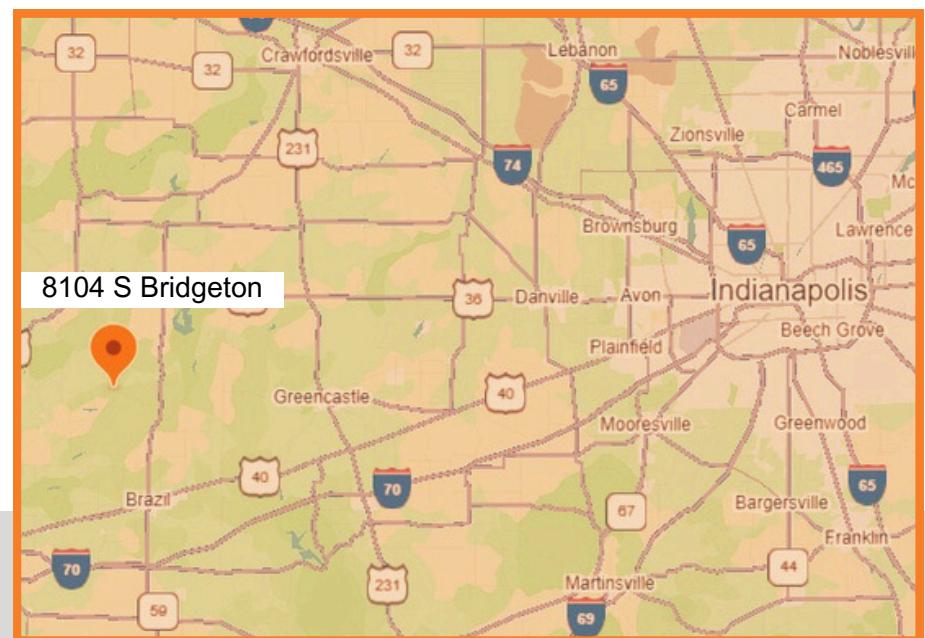
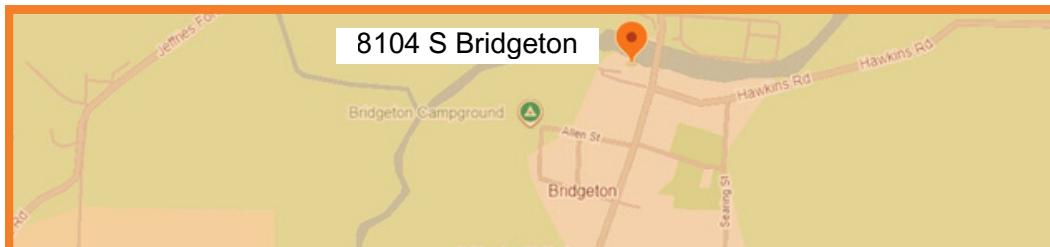
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MAP

- **Festival Epicenter** – host site for the Parke County Covered Bridge Festival, attracting hundreds of thousands of attendees each October
- **Tourism Corridor** – located in Parke County, “The Covered Bridge Capital of the World,” with 31 covered bridges
- **Regional Accessibility** – approx. 1 hr from Indianapolis and Terre Haute; strong day-trip market
- **Local Amenities** – surrounded by antique shops, craft vendors, and historic attractions that enhance visitor experience
- **Strong Brand Recognition** – Bridgeton is a well-known name statewide for heritage tourism and festivals

BRIDGETON MILL LOCATION



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