

MAPLE GROVE ESTATE

1499 W DIVISION ROAD, FRANKLIN, IN 46131

167 +/- Acres Available



OFFERING SUMMARY

Sale Price:	\$6,000,000
Farmhouse:	2,773 sf + Cellar
Lot Size:	167 +/- Acres
Tillable Acres	143
Wooded Acres	22
Barns:	2
Silos:	2
Equipment Shed	1
Annual Taxes:	\$17,700

PROPERTY OVERVIEW

If you're searching for your own private paradise just 10 minutes from Downtown Franklin, Maple Grove Country Estate is just for you! This is a rare rich in history 100+ year-old farm estate that spans across 167 pristine acres of rolling pastures, mature woodlands, and versatile agricultural land. At the heart of the property sits a nearly 2,800sf stately century-old home, beautifully preserving its historic architecture and timeless character while offering an incredible canvas for modernization. The farmhouse features 4 bedrooms and 2 baths, with the primary bedroom and bath, on the main level. Recent updates include a new furnace, water heater, water softener, and new septic tank. Beyond the home, the original farm buildings tell their own story, including two historic timber-frame barns, two silos/grain bins, and an equipment shed. With approximately 143 tillable acres you'll have plenty of room to continue to farm, or plant an orchard or vineyard, raise livestock, or create expansive gardens! The 22 wooded acres offer another kind of opportunity, with the potential for private walking trails, a quiet retreat, or conservation of a beautiful piece of Indiana woodland. Whether you're looking to carry on a farming tradition, restore a piece of local history, or transform this beautiful stretch of land into something uniquely yours, Maple Grove offers the space, history, and freedom to create a legacy of your own.

Shelly Johnson
Shellyj9125@gmail.com
317.883.9125

Kayla Johnson
Kjohnson6995@gmail.com
317.430.6995



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It's Your Vision. Why Wait?

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PROPERTY HISTORY

The Banta family immigrated to the United States in the late 18 century from Frisia, a European territory stretching from the northwestern Netherlands across northwestern Germany to the boarder of Denmark. Their language was Frisian, a Germanic tongue akin to English with up to 80% of lexical similarity. Many early Banta immigrants settled near the town of Vevay on the Ohio River in what is now Switzerland County in the southeastern corner of Indiana. John Peter Banta, Frank Graham Banta's great, great grandfather, was born in 1802. In 1820 John Peter began purchasing farmland, in Johnson County in the emergent State of Indiana, from the U.S. government for 50 cents an acre. These purchases, for which the family still retains six deeds signed by President John Quincy Adams, comprised the original 1,500 acres that was the Banta family farm, known today as Maple Grove Farms.

Also in 1820, full of youthful ambition and high expectation, John Peter married Catherine List and went into the banking business with two partners. Less than a decade later, however, one of his business partners absconded with all the fledgling bank's money. Faced with this calamity, John Peter decided to do the honorable thing. He sold off most of his newly acquired farm in order to help reimburse the bank's depositors, retaining just 250 acres of the original 1,500.

John Peter's son, Peter John, was known in the district as "Tanner Pete," owing to the fairly obvious fact that he operated a tannery, which was located on the west side of Maple Grove near Moore's Creek. A few large stones from the tannery's foundation mark its location to this day. Peter John was born in 1821 and lived until 1891. He married Mary Ann Brewer, of Whiteland, Indiana and in 1850 they had a son, George Caldwell Banta who was, of course, Frank Graham's grandfather. George C. Banta was a successful farmer who added many new parcels of land to Maple Grove Farms recouping much of the property that had been forfeited by his grandfather during the banking debacle of the late 1820s.

George Banta married Irene Vawter in 1878. Their son, Frank Caldwell Banta, Frank Graham's father, was born to George and Irene in 1882. Frank C. Banta was the first in the family to attend college, receiving a BA in agriculture from Perdue University in 1904. Frank C. Banta married Caroline Graham, of Columbus, Ohio in 1906. They had four children, three girls and a boy. Sadly, however, none of Frank Graham's sisters would survive beyond the age of 21. In 1941 George Banta died leaving what had by then come to be known as Maple Grove Stock Farm to his son Frank C. Banta. Frank Caldwell, by virtue of his shrewd intelligence coupled with the training he had received at Purdue, brought more successes to Maple Grove by developing several new strains of disease and pest resistant hybrid seed corn. He also purchased the remaining parcels of land needed to restore Maple Grove to its original 1,500-acre expanse.

Frank Graham Banta was born on May 31, 1918. Growing up on an Indiana farm in the first half of the 20th century, he recalls many now long forgotten rural Hoosier customs. One of these was the production of maple syrup: "The sugar "camp" was a special building where, for a hundred years or more, maple syrup was pro-duced," Frank recalls. "It housed a long, low brick furnace upon which stood four square copper pans. In the early spring the maple trees were tapped just when their sap was starting to flow. Once a day the sap was collected from the buckets hanging from the taps and taken to the sugar camp where the slow process of reducing forty gallons of sap to a gallon of syrup began. Someone had to stay up all night to keep the fires burning, and the air inside the building was always heavy with the delicious, sweet aroma of the boiling syrup."

Though Frank has retained a close, life-long connection with the family farm, he was not destined to follow in the footsteps of his agrarian ancestors. In 1935 he left the farm to further his education, first for two years at Hanover College and subsequently at Indiana University, Bloomington where he earned his BA in 1939. There followed a Master's Degree from the University of Maryland and finally, after serving in the U.S. Army at the end of World War II, his PhD was conferred by the University of Bern, Switzerland. For two years following the end of the war Frank served in the military government in Germany in the Department of Religion and Education under legendary Indiana University President Herman B. Wells, who was then on military leave from IU. After returning to the United States in the early 50s, Frank joined the faculty of the German Department at the University of Illinois at Champaign-Urbana where he would also eventually serve six years as department chairperson.

In 1964 Frank returned to his Alma Mater to join the faculty of the German Department at Indiana University where, in addition to teaching and advising graduate students, he also served a stint as interim chairperson. During his academic career Frank published numerous scholarly articles as well as an acclaimed volume analyzing the Middle High German texts that comprise the sermons of medieval Catholic priest Berthold von Regensburg. But teaching, rather than scholarly research, has always been his passion. He has dedicated his life to helping students, and over the years has earned a well-deserved reputation among them as a good listener and a friend to whom any problem could be brought. Though he retired from teaching in 1988, Frank was much too energetic and far too engaged in the life of the Bloomington campus to allow himself to be put out to pasture, as it were. He was soon busy at work in the Student Advocates Office, first as a volunteer and then back on the payroll as assistant director. Being an advocate gives Frank the opportunity to mediate disputes between IU students and the university administration and faculty. Thus today, at age 90, he continues to be very much involved with helping students to negotiate the perils and pitfalls of collegiate life while giving a more human face to an increasingly impersonal academic system.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it.

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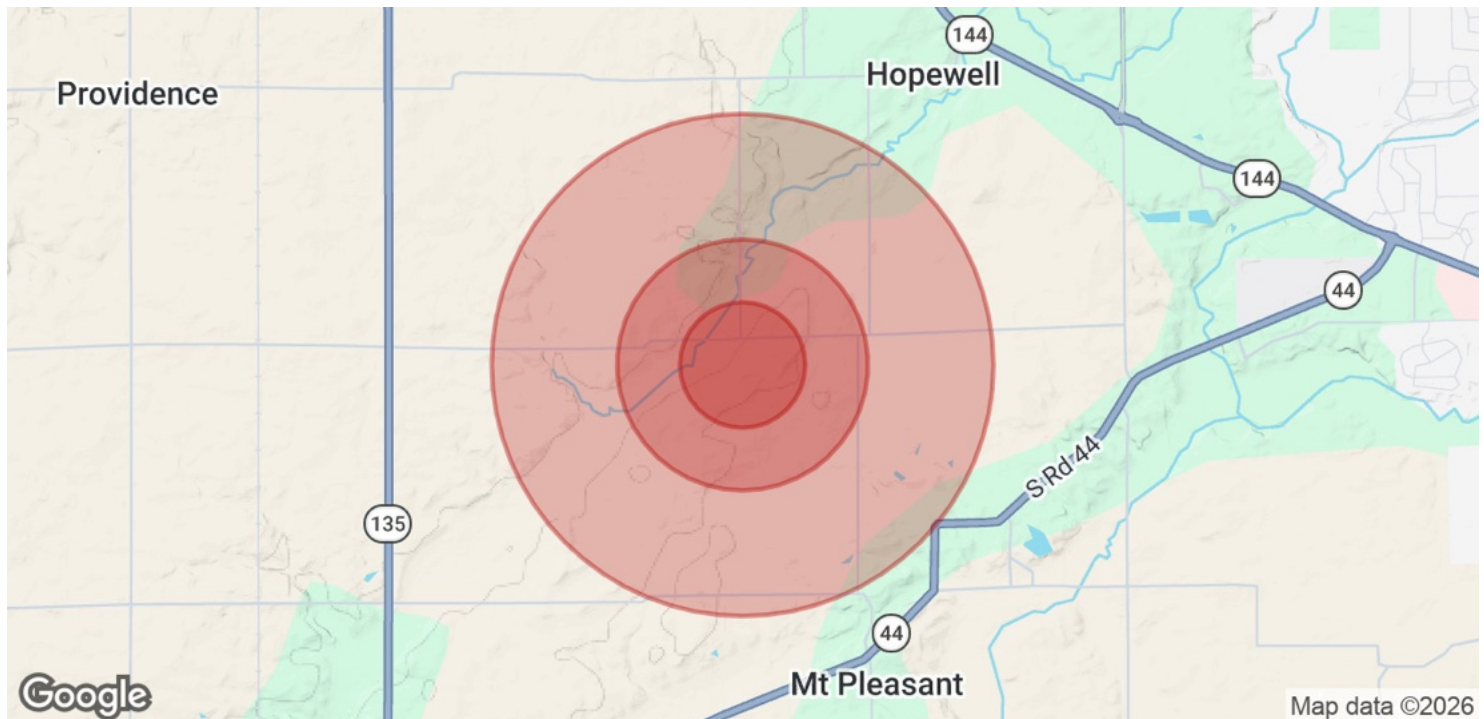


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12	49	199
Average Age	40.1	39.3	38.7
Average Age (Male)	43.6	42.7	42.0
Average Age (Female)	31.8	31.2	30.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	17	68
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$127,988	\$120,459	\$120,459
Average House Value	\$289,797	\$289,797	\$289,797

2023 American Community Survey (ACS)

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