



TRACT 4



CHAPLINE ESTATE

circa. 1900



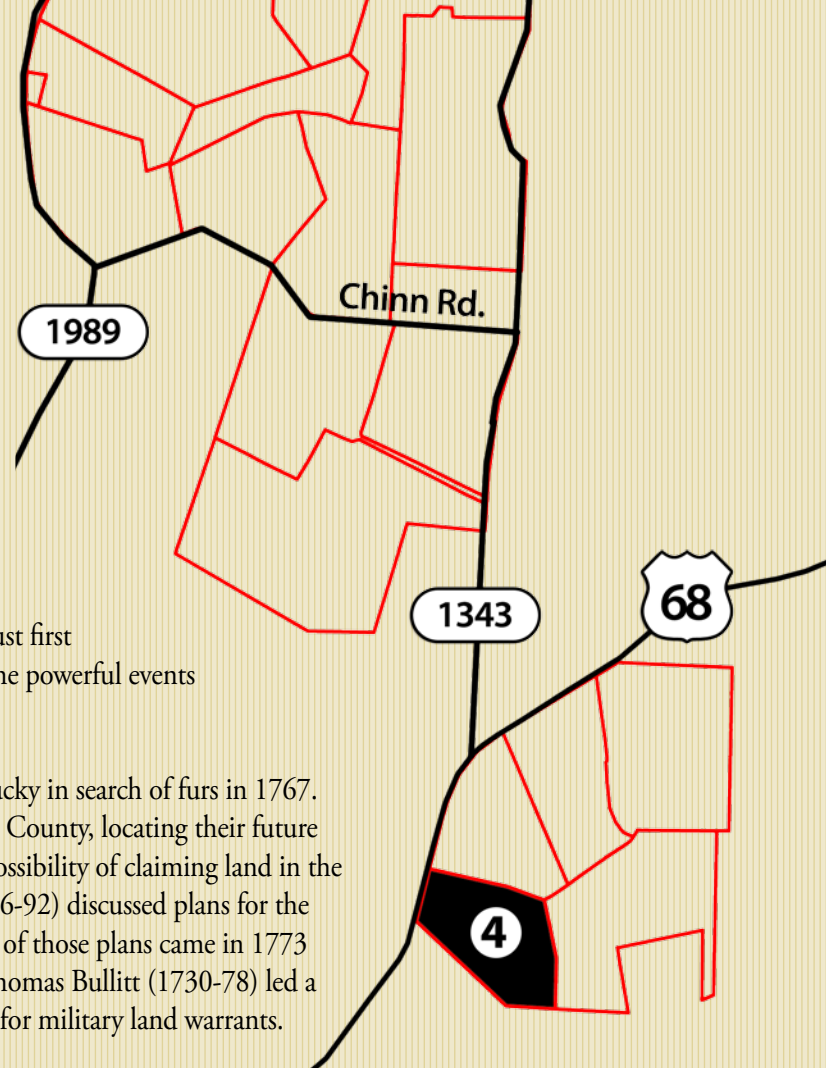
THE CHAPLINE ESTATE

In 2004, Ralph and Ruth made one of the most significant acquisitions in Anderson Circle Farm's history with the purchase of the Chapline Farm. This 400 plus acre tract is perhaps the most beautiful acreage contained in the Anderson Circle Farm. Whereas Walnut Hall, Wildwood, and the Froman Farm are the sites of historically significant houses, the Chapline Farm is a historic site in and of itself.

The existing Chapline House, historically known as the Rufus Henry VanArsdall House, was constructed by Rufus Henry VanArsdall ca. 1900. This house is an excellent example of late Eclectic, i.e. Queen Anne and Colonial Revival with Roman Ionic columns.

To understand the historical importance of the Chapline Farm, we must first understand both the history of the surrounding geographic area and the powerful events that were shaping our nation during the 1700's.

James and Samuel Harrod first came to the Bluegrass Region of Kentucky in search of furs in 1767. They explored the headwaters of the Salt River, in what is now Mercer County, locating their future landing place. They returned to Pennsylvania enthusiastic about the possibility of claiming land in the new territory which was part of Virginia. In 1772, James Harrod (1746-92) discussed plans for the exploration of Kentucky with Daniel Boone and others. Actualization of those plans came in 1773 when Harrod joined the Thomas Bullitt party bound for Kentucky. Thomas Bullitt (1730-78) led a company of more than 30 men to Kentucky in 1773 to make surveys for military land warrants.



Most of the activity in Kentucky during this time was centered on surveyors employed by various Land Companies eager to win vast land holdings. Most of the surveyors were inexperienced, and spent little time looking for indications of previous surveys when they found good land. Claims inevitably conflicted, and within a few years much of Kentucky was burdened with overlapping and disputed claims.

In the spring of 1774, Harrod lead 31 men up the Kentucky River to present-day Mercer County. They went overland a few miles, and then on June 16, 1774, they began laying out Harrodsburg (originally Harrodstown) on the site Harrod had previously selected. The men surveyed and marked claims, laid off town parcels, started constructing improvement cabins and cleared land for a late corn crop. 31 one-acre "In Lots" and an undetermined number of ten-acre "Out Lots" were marked off, and Harrod and each man in his company were awarded one "In Lot".

John Floyd, a Fincastle County surveyor, led a second party to Kentucky in 1774. They camped at the mouth of the Kentucky River where 11 men separated from the main body and traveled south to join Harrod. Although they arrived too late to claim a town lot, they increased the number of the Harrods company from a total of 31 to 42 men. Abraham Chapline was a member of Harrod's original party, and would later lay the claim to what is now the Chapline Farm.











MAIN FLOOR

Living Area – 19’11” x 16’10” – Recessed lighting and fan with no light
Foyer/Nook off of back entry – 17’4” x 13’4.5” – pendant lighting
Kitchen – 12’10.5” not including 2ft of cabinet space, 14’3” wide, also not including 2ft of cabinet space – Beautiful L spaced kitchen with island, island has built in microwave and warming drawer, double sink, dishwasher, Jenn Air propane stove, and SubZero double door refrigerator -80”x48”, huge pendant lighting and recessed lighting
Formal Dining Area – 19’4.5” x 15’8” – chandelier lighting and gas log fireplace, opens into the den or can be closed off by sliding/divider doors.
1st Den off of formal dining area – 15’1” x 15’6.5” – includes fireplace
Front entry foyer – 13’4” x 12’7.5”, large pendant lighting
Office off of front foyer – 17’6.5” x 15’3” – beautiful antique looking pendant lighting, fireplace
2nd Den between living area and office area – 15’4” x 10’10”
Full bath downstairs - 6’1” x 11’3” - granite counter tops, tile flooring
 Laundry Room - 12’ x 5’
 Stone Patio - 32’ x 23’

UPSTAIRS

Master Bedroom – 20’ x 17’ – chandelier and recessed lighting, connects to a room that is 15’5.5” x 10’10.5”, is being used as a nursery area now but could be turned into a closet or quiet reading area. Bedroom connects to a Master bathroom by a foyer that has a double glass patio doors to an outside balcony with slate flooring.
Master suite foyer – 19’3” x 6’
Master suite balcony – 17’ x 7’6”, pendant lighting
Master bathroom – 11’10” not including 2ft of cabinet space, 10’5” wide, pendant and recessed lighting, granite countertops, ceramic tile flooring
2nd Bedroom – 16’7” x 15’3.5” – bathroom across hall, fireplace, 3 closets
2nd Bathroom - 10’5” x 9’7” - across from 2nd bedroom, off of nursery area – recessed lighting, granite countertops, full bath, tile flooring
Upstairs Living area – 22’11” x 12’7” – ceiling fan
Bedroom with bath – 19’ x 15’5”, fireplace and ceiling light – bath – 6’8.5” x 7’, not including 30” tub space, tile floor, mirror and recessed lighting.
Bedroom off of living space – 16’3” x 15’3”, ceiling light, fireplace
Cedar Room/Attic Area – 13’2” x 32.5, ceiling lighting
 Partial Basement
Garage - 24’ x 32’ - Detached
 All floors are hardwood unless noted
 Large open windows throughout home
 Gated front drive
 Security System
 Central Air
 CUAV: Carrier-Electric, Model No: FV4BNB006



950 N. Liberty Drive Columbia City, IN

800.451.2709 | SchraderAuction.com

