



WELCOME

to Bellflower, IL

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

WE LOVE OUR COMMUNITY & YOU WILL TOO

WELCOME TO BELLFLOWER

Living in Bellflower, IL is an incredible experience. The town is small and intimate, with a population of just over 350 people. There is a strong sense of community here, and many friendly faces that you will meet on a daily basis. The town has a rich history that dates back to the early 19th century, and its architecture reflects this heritage with charming brick buildings and quaint homes dotting the landscape. Despite its size, Bellflower offers plenty of activities for both locals and visitors alike. Bellflower has something for everyone! Mid-sized city complex - North-central Illinois, 100 miles southwest of Chicago.



This guide is provided by Cornerstone Real Estate. We stand out among other area real estate brokerage firms because of the value we place on our clients. Our ultimate priorities are empowering clients to make smart decisions, marketing your home so you get the best price, and finding a home for you that you will totally love. We go above and beyond to give you an outstanding, totally satisfying full-service experience, including buying and selling your home.

EXPLORE YOUR CITY WITH THE HELP OF THIS GUIDE

LOCAL LIVING

The Village of Bellflower can be described in many ways - small, rural, quiet, and friendly to name a few. Some have described it as a "Norman Rockwell" town, especially on July 4th, when the kids decorate their bicycles to ride in the parade, the firemen toss out candy to the crowds as they drive along the parade route, and we hear the National Anthem sung while the American Legion raises the flag at the Depot Museum.

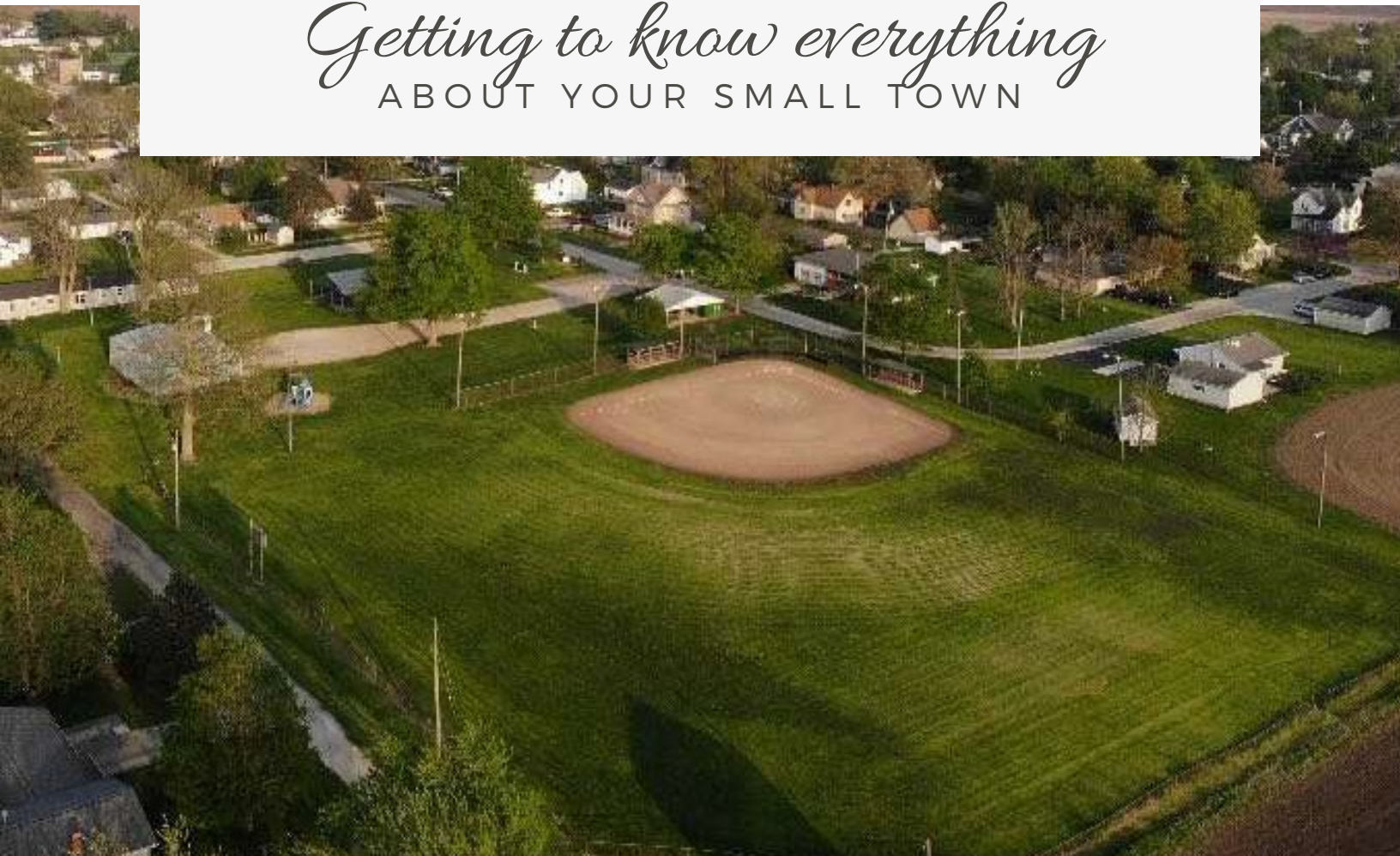
CLIMATE

Bellflower, IL enjoys a mild climate with hot and humid summers and cold but relatively dry winters. In summer months, temperatures can reach as high as 86°F (30°C), while winter temperatures range from 30-50°F (-1 to 10°C). Precipitation is fairly consistent throughout the year, with an average of about 42 inches (106 cm) of rain annually. Snowfall averages around 8 inches (20 cm), although it can vary greatly year-to-year. Winters are usually sunny but can be quite chilly, so residents should be prepared for some cold days during the season.

COST OF LIVING

Bellflower, IL enjoys a mild climate with hot and humid summers and cold but relatively dry winters. In summer months, temperatures can reach as high as 86°F (30°C), while winter temperatures range from 30-50°F (-1 to 10°C). Precipitation is fairly consistent throughout the year, with an average of about 42 inches (106 cm) of rain annually. Snowfall averages around 8 inches (20 cm), although it can vary greatly year-to-year. Winters are usually sunny but can be quite chilly, so residents should be prepared for some cold days during the season.

Getting to know everything
ABOUT YOUR SMALL TOWN

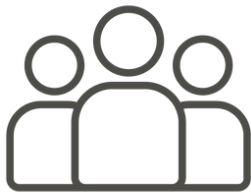


DEMOGRAPHICS

In 2021, Bellflower, IL had a population of 374 people with a median age of 42.7 and a median household income of \$74,286. Between 2020 and 2021 the population of Bellflower, IL declined from 430 to 374, a -13% decrease and its median household income grew from \$57,083 to \$74,286, a 30.1% increase.

LOCAL
POPULATION

374



MEDIAN
AGE

40.8

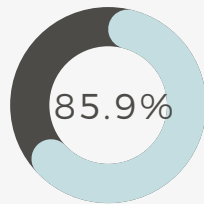


POPULATION
AGED 18-64

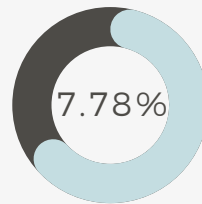
60.43%



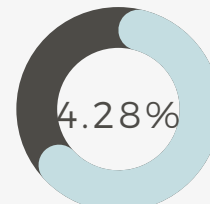
EDUCATION



High School
Degree or GED



Bachelor
Degree



Graduate
Degree

AVERAGE
HOUSEHOLD
INCOME

\$74,286



NUMBER
OF JOBS

188



UNEMPLOYMENT
RATE

5%



ANNUAL EVENTS



1

EASTER EGG HUNT

TBegins: 3/31/2024 - 9:30

Ends: 3/31/2024

Don Harden Field (in case of rain,
Community Center)



2

HONOR SERVICE

MEMORIAL DAY

Begins: 5/27/2024 - 2:00 p.m.

Ends: 5/27/2024sing-off competition, a concert,
and much more.



3

THANKSGIVING FEAST

SECOND SUNDAY IN NOVEMBER

EBegins: 11/12/2023 - 11:00 a.m.

Ends: 11/12/2023 - 1:00 p.m.



4

COMMUNITY CHRISTMAS EVE PROGRAM

PBegins: 12/24/2023 - 7:00 p.m.

Ends: 12/24/2023 - 8:00 p.m.

LOCAL SCHOOL DISTRICT

We warmly welcome you to the Blue Ridge School District, serving the communities of Bellflower, Farmer City, and Mansfield. Our district mission statement describes the high calling we seek to achieve each day. Blue Ridge Schools will Embrace, Engage, Equip, and Empower students, staff, parents, and the community.

Our schools are staffed by dedicated and highly qualified teachers and support personnel. Students are offered a broad curriculum with many opportunities that include outstanding vocational, fine arts, extra-curricular, and co-curricular programs. Our free preschool program serves students ages 3-4 and provides many quality activities for families.

Blue Ridge students are fortunate to have access to many of the benefits of a large school, but in a small, personalized setting. Community and parent support are key components to the success of our schools, and all are welcomed and encouraged to become involved. Many opportunities exist with Partners in Education (PIE), Junior High Boosters, High School Boosters, Band Boosters, and the Blue Ridge Educational Foundation (BREF).



BLUE RIDGE CUSD #18 HOME OF THE KNIGHTS

1 SCHNEIDER ELEMENTARY

We are a Pre-K-3 learning community that provides our students a safe, positive, and productive learning environment. Our teachers are knowledgeable and caring individuals that provide a student-centered, personalized and well-rounded approach to learning.

2 BLUE RIDGE INTERMEDIATE JUNIOR HIGH

We are a Grades 4-8 community of learners in Blue Ridge CUSD #18. Our collaborative staff works to Embrace, Engage, Equip, and Empower all students, parents, and the community. Students in grades 4-6 have a curriculum that consists of Math, Reading, Writing, Science, Social Studies, PE, Art, Music, Band, Library Skills, Guidance, and Handwriting or Keyboarding.

3 BLUE RIDGE HIGH SCHOOL

Our vision is to provide students with a safe, supportive and welcoming place where they can learn. In addition to core classes, we offer a wide variety of elective courses for our 9-12 grade students. We also have partnerships with the CEO Program in Clinton and the Bloomington Area Career Center that offer unique opportunities for our students. In addition, our students have access to an incredible range of extracurricular clubs, activities and athletics.

LOCAL PARKS



COACH DON HARDEN FIELD

W Melvin & N Prairie St

This is the former location of Bellflower Township High School, which is commemorated with a memorial. The park has a pavilion with picnic tables, ballfield with bleachers and dugouts, basketball goal, concession stand, playground area, and restrooms. The ballfield is used frequently during the early summer by area Little League teams. The facilities at Coach Don Harden Field can be reserved at no charge on a first-come, first-served basis.



D. B. "SHORTY" LYKINS PARK

N Latcha St

The area between the Library and Depot on N Latcha Street is D. B. "Shorty" Lykins Park. It contains playground equipment. This area is where the 4th of July parade begins with a flag-raising ceremony.



COMMUNITY CENTER PLAYGROUND

The area behind and around the Community Center contains playground equipment and a picnic table.

FULL OF AMAZING HISTORY



The Bellflower Depot, originally located across the street from the Bellflower Feed Mill, was moved to its current site on March 23, 1976. Though the condition of the depot was not good when it was moved, it was beautifully restored through the efforts of local craftsmen and volunteers. On July 3, 1976, it was dedicated as a museum.

TAKE A TRIP & VISIT ONE OF YOUR *Local Parks*

WORKING WITH US

This is Cornerstone Real Estate. Locally owned and operated, bringing exceptional personal service to each client, and offering you professional realty services across Farmer City, Gibson City and the surrounding areas. We can get you the results you want while giving you the undivided attention you deserve!



About our company

At Cornerstone Real Estate, we put our clients first. We understand that buying a home can be stressful. Our goal is to make our clients feel supported and help you to find a home that you will totally love. Our clients' needs are our top priority, and we won't stop until you find your dream home. When you work with us, you are working with an expert on the local area. We are an integral part of our community and always try to support our town where we can.

BUYING

Buying a house can be stressful, inconvenient, and time consuming. Which is why its so important to have the right real estate agent! We go above and beyond to give you an outstanding, totally satisfying full-service experience.

SELLING

Getting your house ready to list and dealing with the selling process can be a lot. Our ultimate priorities are empowering clients to make smart decisions, marketing your home so you get the best price, in the least amount of time!

RENTING

While we don't handle rentals in our office, we do know a lot of the area landlords and can help you connect with the people that do!



Cherie Magenheimer Bobb

(309) 928-9028
cre@crehouses.com

Melinda Guest

(815) 992-2100
MelindaGuest@crehouses.com



LET'S CONNECT



(309) 928-9028



cre@crehouses.com



208 S Main st, Farmer City, IL



www.crehouses.com

We hope you love everything about this community as much as we do! If there's anything we can do to help you please reach out and let us know!

CORNERSTONE REAL ESTATE