



WELCOME

to Farmer City, IL

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

WE LOVE OUR COMMUNITY & YOU WILL TOO

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WELCOME TO FARMER CITY

Farmer City, Illinois is a delightful rural community located in DeWitt County, between Bloomington and Champaign right off Interstate 74. We are the “One and Only” Farmer City because there’s no other town in the United States with that name. But we are also unique for the quality of life we offer, from recreational opportunities (like Clinton Lake and the Farmer City Raceway) to our award-winning Blue Ridge School District.



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

Farmer City is a great place to raise a family! Blue Ridge School District offers many wonderful programs. Residents benefit from a municipal power plant, water/sewer and low cost garbage & recycling. We also offer full time police protection and have a robust volunteer fire department.

CLIMATE

In a typical year, Farmer City, Illinois temperatures fall below 50F° for 152 days per year. Annual precipitation in Farmer City is typically 37.9 inches per year (moderate in the US) and snow covers the ground 46 days per year or 12.6% of the year (moderate in the US). It may be helpful to understand the yearly precipitation by imagining 7 straight days of moderate rain per year. The humidity in Farmer City, Illinois is below 60% for approximately 116.4 days or 31.9% of the year.

COST OF LIVING

Farmer City is a city in De Witt County, Illinois, with a population of 1,926. The total cost of housing, food, child care, transportation, health care, taxes, and other necessities for a single adult in Farmer City is \$36,006 a year — less than the annual cost of living for Illinois of \$37,387 and less than the national figure of \$38,433.

In Farmer City, the median home value is \$116,900, less than the national median home value of \$204,900.

Getting to know everything
ABOUT YOUR SMALL TOWN

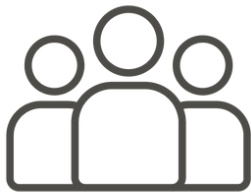


DEMOGRAPHICS

As of the 2020 census[3] there were 1,828 people, 848 households, and 563 families residing in the city. The population density was 748.26 inhabitants per square mile. There were 884 housing units at an average density of 361.85 per square mile. The racial makeup of the city was 93.98% White, 0.88% African American, 0.05% Native American, 0.11% Asian, 0.11% Pacific Islander, 0.33% from other races, and 4.54% from two or more races. Hispanic or Latino of any race were 2.02% of the population.

LOCAL
POPULATION

1,828



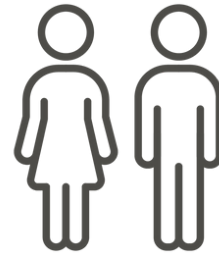
MEDIAN
AGE

46.9

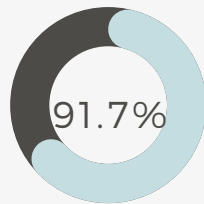


POPULATION
AGED 18 - 64

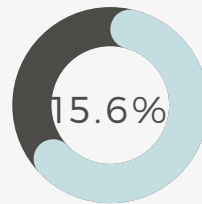
59%



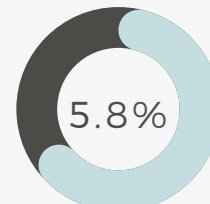
EDUCATION



High School
Degree or GED



Bachelor
Degree



Graduate
Degree

NUMBER OF
BUSINESSES

202



NUMBER
OF JOBS

960



UNEMPLOYMENT
RATE

4.4%



ANNUAL EVENTS



1

HERITAGE DAYS

FIRST WEEKEND IN JUNE

Farmer City Heritage Days is a 501(c) 3 not-for-profit public charity. Farmer City Heritage Days include live entertainment, a carnival, a free community dinner, craft, and food vendors, a car show, a cornhole tournament, a 5K/Fun Run, free kids activities, and much more.



2

HAUNTED FOREST

2 WEEKENDS IN OCTOBER

The Farmer City Haunted Forest is a Haunted Hayrack Ride through the Salt Creek Campsites, located in South Park just south of Farmer City. The hayrack ride takes you around South Park and then into the Haunted Forest where the campsites are decorated in various haunted Halloween themes. Beware of the live scares you may encounter on your ride.



3

FARMER CITY CHRISTMAS PARADE

SUNDAY BEFORE THANKSGIVING

One of the largest Christmas parades in Central Illinois with over 100 parade entries! Includes marching bands, holiday floats, antique cars and tractors, Shrine groups, and much more! Come help usher the holidays into Farmer City and Central Illinois at one of the best holiday events in central Illinois each year! Always the Sunday before Thanksgiving at 2 pm Central Time! 2023 Theme is "A Gingerbread House Christmas"!



4

DEWITT COUNTY FAIR

EVERY THIRD WEEK IN JULY!

There is livestock showing throughout the week and is a large draw for many kids and adults throughout the area, beauty pageant, family fun night, harness racing, horse show, tractor pull, and so much more!

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 HEALTH CLINICS & HOSPITALS

1

GAH & FARMER CITY FAMILY CLINIC

1230 George Rock Dr. Farmer City, IL 61842
Mon-Fri: 8am - 5pm
[\(309\) 928-9192](tel:(309)928-9192)
[\(309\) 928-5316](tel:(309)928-5316)

2

FARMER CITY CHIROPRACTIC OFFICE

1401 W Clinton Ave, Farmer City, IL 61842
Closed · Opens 8AM Thu
[\(309\) 928-2222](tel:(309)928-2222)

3

GIBSON AREA HOSPITAL

1120 N Melvin St, Gibson City, IL 60936
Open 24 hours
Emergency room: Open 24 hours
[\(217\) 784-4251](tel:(217)784-4251)

4

WARNER HOSPITAL AND HEALTH SERVICES

422 W White St, Clinton, IL 61727
Open 24 hours
Emergency room: Open 24 hours
[\(217\) 935-9571](tel:(217)935-9571)



HOSPITALS



LOCAL HOSPITALS

Farmer City has numerous hospitals within a 22 miles of town. You can choose your preferred service provider within a convenient drive.

GIBSON AREA HOSPITAL

(217) 784-4251

WARNER HEALTH HOSPITAL

(217) 935-9571

CARLE HOSPITAL

(217) 383-3311

OSF HEART OF MARY

(217) 337-2000

OSF SAINT JOSEPH

(309) 662-3311

THINGS TO DO IN FARMER CITY



FARMER CITY RACEWAY

850 GROVE ST, FARMER CITY, ILLINOIS

Farmer City Raceway (FCR) is a 1/4 mile high banked dirt oval located on the Fairgrounds in Farmer City, Illinois. Weekly classes currently racing at FCR include: Late Models, Modifieds, Pro Late Models, Street Stocks, *B-Mods, & *Kids Mods

FARMER CITY LIBRARY

109 E GREEN ST, FARMER CITY, ILLINOIS

this hidden gem offers all the benefits of a full service library along with the small town charm that is so common in Farmer City! The library constantly offers new programs, events, and learning opportunities!



WOODLAWN COUNTRY CLUB

901 E RICHARDSON ST, FARMER CITY, ILLINOIS

Woodlawn Country Club is a 9-hole golf course and club located in Farmer City, IL. Full-service bar and snack bar & grill are open regular hours March - October. Golf Leagues, Golf Tournaments, and Social events keep this friendly club active. Please join us at our beautiful course and facilities!

THINGS TO DO AROUND FARMER CITY

CLINTON LAKE

7251 RANGER ROAD, DEWITT, ILLINOIS

Recreational opportunities abound at the 9,300-acre site. Clinton Lake is the cooling lake for the Exelon Power Station, and the IDNR manages recreation on the lake and surrounding lands.

The 4,900-acre lake and outstanding fishing are the primary draws, with accessible boat launches at the Mascoutin and West Side Access Areas, a fishing pier at the Spillway Access Area, and bank fishing at Valley Mill. From crappie to catfish to bass and walleye - anglers love Clinton Lake.

Clinton is a busy boating lake for motorboats big and small, and sail boating is also popular. A beautiful, 1,000-foot sand beach awaits swimmers and sunbathers, open Memorial Day weekend through Labor Day weekend.

Hiking trails throughout the site and along the lake shoreline range from easy to moderate in difficulty. Picnic areas and playgrounds are found throughout the site, while campgrounds feature 17 Class AA campsites, 277 Class A campsites and 14 Class B/S campsites.



WELDON SPRINGS

4734 WELDON SPRINGS RD, CLINTON, ILLINOIS

Located just southeast of Clinton in DeWitt County, Weldon Springs State Park is a 550-acre park for all seasons. Weldon Springs' recreational agenda is among the most comprehensive in the state park system, offering recreational opportunities year-round. During the milder seasons, you are invited to fish, boat, picnic, camp, hike, and view wildlife. Or, you might want to pitch horseshoes at the park's tournament-quality horseshoe pits. When the snow flies, hardier outdoors persons not only continue many of the warmer weather pursuits, but add sledding and tobogganing on a one-eighth mile hill, ice fishing and cross-country skiing to the itinerary of their visit.

Local spots worth visiting!

SHOPPING

Small Town Charm

Farmer City's downtown has all the small town charm you need! With antique stores, hobby stores, a florist, and even a flooring store, look no further for all your needs!



DOWNTOWN SHOPPING

Farmer City's charming downtown has several shopping options. Whether you're looking for antiques, boutique wear, hobby items, or even jewelry!

Farmer Tan & Spa - A delightful little boutique is located in the front of the salon with everything from adorable signs to boutique clothing!

Mischiefous Monkeys (Pictured) - This store has it ALL. Fun trinkets, beautiful jewelry, tons of gift ideas, and even a florist!

Builta's Flooring - Stop in and plan your next flooring remodel! Builta's got you covered!

Steve's Antiques - Tons and tons of gorgeous and timeless antiques just waiting for you to take them home!



This list is only a few of the shopping options you'll find in Farmer City. There's more shops downtown plus there's a Dollar General down the street on Rt 54 for your convenience!

PLACES TO EAT

Farmer City has some amazing places to stop and fill your tank! This list is not exhaustive, but offers just a small glimpse at what our community has to offer!

DISCOVER YOUR LOCAL FOOD

Find a new go-to restaurant



FARMER CAFE

Hometown care food with all the comfort to match! From the freshly made huge plates of food to the salad bar, it's all soooo good!



GOOD SPIRITS

Local Bar & Grill specializing in all things amazing! From the tator tots to the margaritas, you won't be disappointed!



SUBWAY

The same Subway you've come to know and love nationwide, right here in small town Illinois! Get your subs and grab a cookie while you're there!



THE FISH WAGON

The Fish Wagon is a family-ran, local food business in the small town of Farmer City, IL located on the main highway of Route 54. It was originally established in 1999.

LOCAL PARKS



WEEDMAN

701 N John St

Weedman Park is city owned and located just north of the City's pool off N. John St. This park offers a pickleball/tennis court, basketball court, public bathrooms, baseball fields, a playground, and a skate park.

SOUTH PARK

1242 Royal Rd

South Park is a City owned park south of town off S. Main St. It offers many amenities including playgrounds, baseball field, park shelters, camping, walking trail, BMX track and a soccer field. The City will be adding a dog park in 2024 as well.

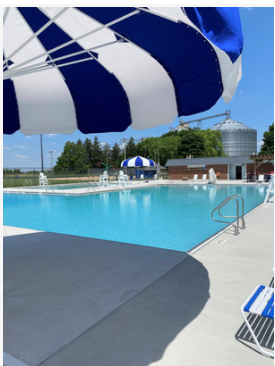
PRAIRIE RIDGE

229 E Monroe St

This brand new park includes two areas; one for 2-5 year olds and one for 5-12 year olds. It includes an area with 4 swings and an area with a tire swing. There are also be several benches with shade surrounding the site.

HAVE SOME FAMILY FUN

Cool off during the summer at the Farmer City Pool! The pool includes a shallow end, a deep end, diving board, water slide, kiddy pool, and even a sprinkler area! And don't forget about the refreshment stand when you need a break from swimming! The Farmer City Pool is the perfect place to spend your summer!



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

HOUSING OPTIONS

Farmer City, Illinois offers the more inexpensive housing costs between Champaign and Bloomington! You've come to the right place to find your perfect home!

Find your Home!

According to the 2020 Census, There are 897 housing units in Farmer City, and the median year in which these properties were built is 1963. Of the 789 occupied housing units in Farmer City, 85.3% are owner-occupied, while 14.7% have renters living in them.

Meanwhile, properties bought with mortgages account for 52.9% of the units, and the median value of a home with a mortgage is \$127,300. In general, housing costs reach \$769 per month in Farmer City.

NEW APARTMENTS

A brand new apartment complex is set to be built on the north side of Interstate 74 starting in 2024. Two high end 8 unit apartment buildings are planned for development in this area, so stay tuned!



LET US HELP YOU FIND THE PERFECT HOME!

COMMUNITY



CHAMBER OF COMMERCE

The Farmer City Chamber of Commerce is a 501(c)(6) organization dedicated to adding value to ,its members' businesses, as well as residents of Farmer City, by bringing people together to support local business, educational, social and community activities. In the process we hope to create positive outcomes for all local businesses, as well as to stimulate community growth initiatives for all of Farmer City.



FARMER CITY KIWANIS CLUB

A global organization dedicated to improving the world one child and one community at a time, The Farmer City Kiwanis Club specifically serves the children of the Blue Ridge School District.. The Kiwanis Club helps the children of our community in many ways, but they also provide a Bringing Up Grades Award to children in the school district who are excelling academically. Be a part of Kiwanis International, a global community of clubs, members and partners dedicated to improving the lives of children one community at a time.



FARMER CITY FORWARD

Farmer City Forward is a group of community minded individuals who have started community initiatives, such as town wide Welcome Baskets for new residents and even helping to spearhead bringing a co-op grocery store to town (stay tuned for more on that!)

Our Community is our strength,

LETS MAKE IT STRONGER TOGETHER!

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