



WELCOME

to Mansfield, IL

WHAT TO DO | PLACES TO EAT | SIGHTS TO SEE

WE LOVE OUR COMMUNITY & YOU WILL TOO

WELCOME TO MANSFIELD

Living in Mansfield, IL is an enjoyable experience. The city boasts a number of attractions, including a vibrant downtown area with plenty of shopping and dining options, as well as a wonderful town park. The locals are friendly and welcoming, and the city has a strong sense of community. Mansfield also offers excellent schools, featuring the Blue Ridge School District, making it an ideal place to live for families. With its many amenities and welcoming atmosphere, Mansfield is a great place to call home.



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

Mansfield is a town in Illinois with a population of 932. Mansfield is in Piatt County. Living in Mansfield offers residents a rural feel and most residents own their homes. Many retirees live in Mansfield and residents tend to be conservative. With Interstate 74 connecting the residents with Champaign and Bloomington in an easy drive, this is one of Illinois' little treasures!

CLIMATE

Mansfield, IL has a continental climate; the summers are generally hot and humid while the winters are cold and snowy. Average temperatures range from lows in the teens during the winter to highs in the mid-80s during the summer months. Precipitation is moderate with an annual average of around 38 inches of rain and snow combined. The town also enjoys plenty of sunshine, averaging over 200 days of sun each year.

COST OF LIVING

A typical home costs \$178,500, which is 47.2 percent less expensive than the national average of \$338,100 and 26.1 percent less expensive than the average Illinois home, at \$241,700. Renting a two-bedroom unit in Mansfield costs \$1,000 per month, which is 30.1 percent cheaper than the national average of \$1,430 and 26.0 percent cheaper than the state average of \$1,260.

Getting to know everything
ABOUT YOUR SMALL TOWN

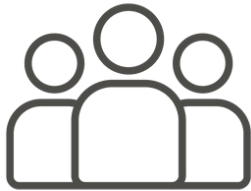


DEMOGRAPHICS

There were 396 households, out of which 31.3% had children under the age of 18 living with them, 63.4% were married couples living together, 7.3% had a female householder with no husband present, and 25.8% were non-families. 22.5% of all households were made up of individuals, and 9.1% had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 2.79.

LOCAL
POPULATION

932



MEDIAN
AGE

47.1

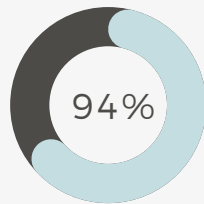


POPULATION
AGED 18 - 64

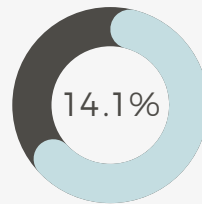
60.43%



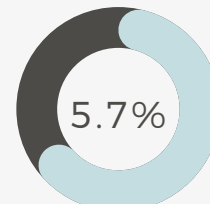
EDUCATION



High School
Degree or GED



Bachelor
Degree



Graduate
Degree

AVERAGE
HOUSEHOLD
INCOME

\$69,779



NUMBER
OF JOBS

539



UNEMPLOYMENT
RATE

4.3%



ANNUAL EVENTS



1

MANSFIELD HOMECOMING

Join us on the second weekend of August! Family friendly weekend filled with activities for all to enjoy. Parade, Carnival, Tractor Pulls, and so much more!



2

TRUNK OR TREAT

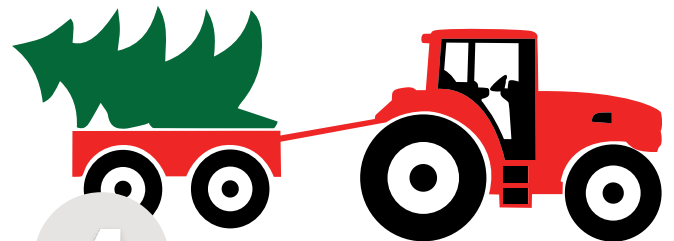
We have lots of NEW exciting stuff that we have added to our Annual Trunk or Treat this year! There will be a Superhero Meet 'n Greet, spooky fun games provided by the Mansfield Events Committee, music, and lots of food and fun!! There will also be prizes for best costume so come get your SPOOK ON! See you there- Sunday Oct 29th at 4pm!



3

TREE LIGHTING

Join us for our 2nd Annual Christmas Tree Lighting! The ceremony will directly follow the Lighted Tractor and Golf Cart parade. There will be a visit from Santa, Chili and hot chocolate served at the Legion, a Candlelight service and the lighting of our community tree! Bring your family for a night of festive fun



4

LIGHTED TRACTOR PARADE

Our first lighted parade will take place before the Community Tree Lighting ceremony on Sunday, Dec 3rd. Come be a part of history as we start a new tradition in Mansfield! Bring your tractors, golf carts, bikes, small vehicles or even a group of twinkling neighbors or organizations (Scouts, Boosters, etc)! All are welcome and encouraged to join in the fun

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.

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!



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LET'S CONNECT

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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