

## OFFERING MEMORANDUM



**RAMSEY, IL**

RAMSEY, IL 62080

### Westmore Group, Inc.

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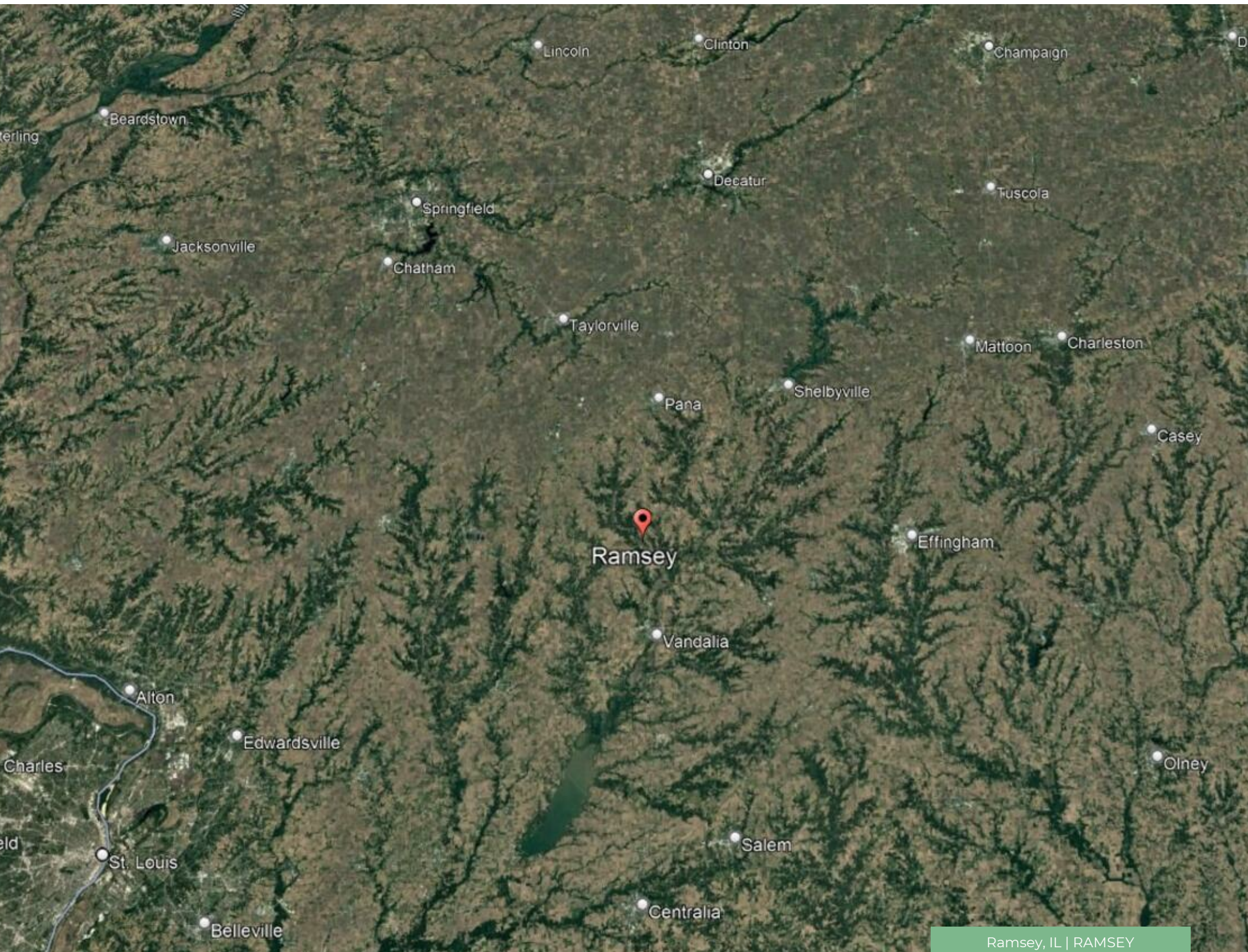
License #: 471012536













## LOCATION HIGHLIGHTS

- Ramsey is a village in Fayette County, Illinois, United States. The population was 911 as of the 2020 census
- U.S. Route 51 passes through the center of town, leading north 17 miles to Pana and south 13 miles to Vandalia, the county seat.



### 3 MILE RADIUS



POPULATION  
1,249



DAYTIME POPULATION  
1,030



HOUSEHOLDS  
517



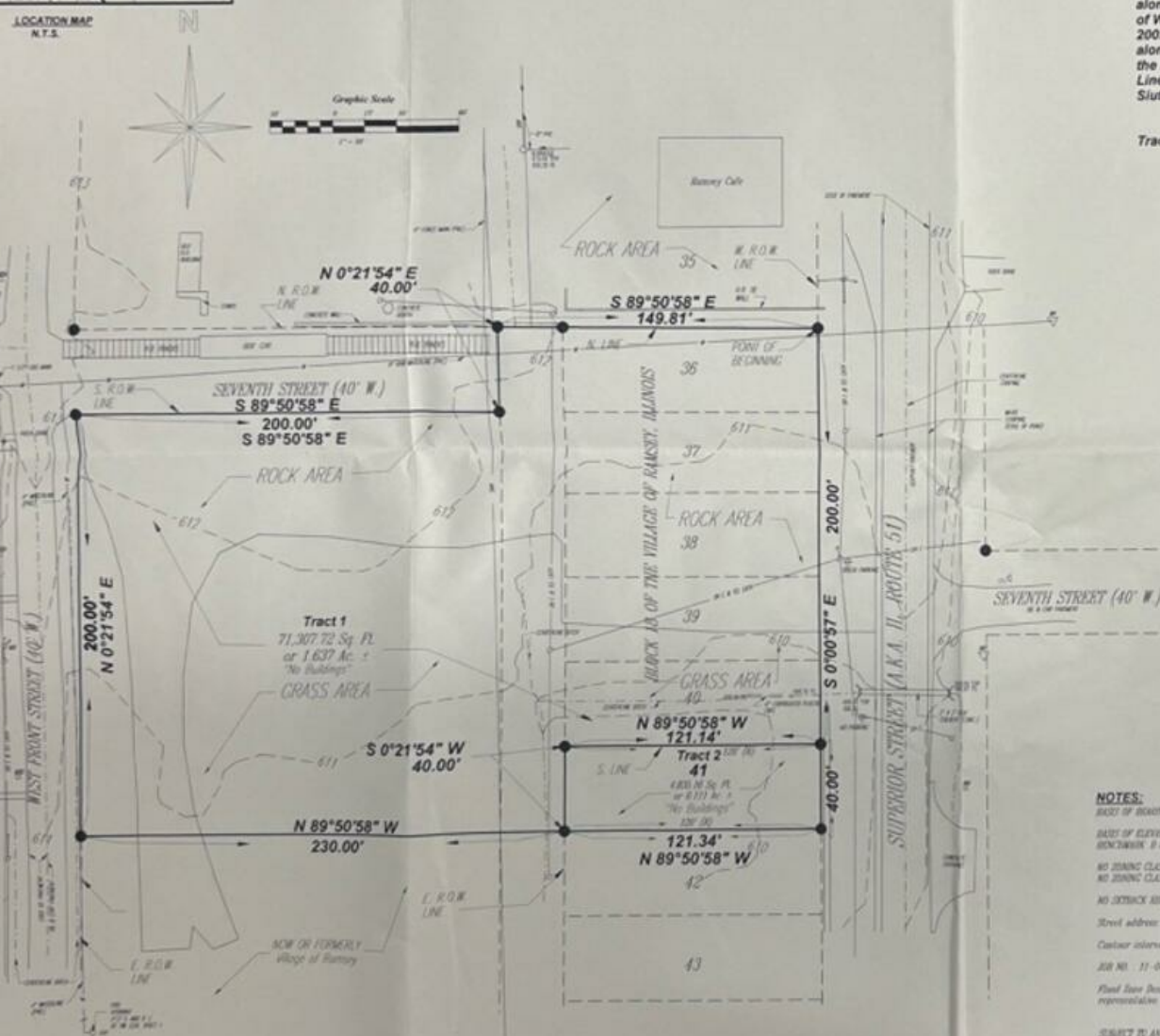
AVG. HOUSEHOLD INCOME  
\$ 62,686

Ramsey, IL | RAMSEY









# **ALTA/ASCM LAND TITLE SURVEY** PART OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, FAYETTE COUNTY, ILLINOIS (Legal Description per Title Commitment Number R-76,170)

Tract 1: Lots 36, 37, 38, 39 & 40 in Block 18 in the Village of Ramsey, Illinois, a part of the vacated East Front Street Beginning at an Iron Spike (set) marking the Northeast Corner of Lot 36 in Block 18 of the Village of Ramsey, Illinois, and a part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 8 North, Range 1 East, of the Third Principal Meridian describe as follows:  
 Thence S.0°00'57" E., (basis of bearings assumed) along the West Right of Way Line of Superior Street (A.K.A. Illinois Route 51), a distance of 200.00 feet to an Iron Pin (set) marking the Southeast Corner of Lot 40 in said Block 18 of the Village of Ramsey, Thence N.89°50'58"W., along the South Line of said Lot 40, a distance of 121.14 feet to an Iron Pin (set) on the East Right of Way Line of the vacated East Front Street, Thence S.0°21'54"W., along the East Right of Way Line of the vacated East Front Street, a distance of 40.00 feet to an Iron Pin (set), Thence N.89°50'58"W., a distance of 230.00 feet to an iron pin (set) on the East Right of Way Line of West Front Street, Thence N.0°21'54" E., along the East Right of Way Line of West Front Street, a distance of 200.00 feet to an Iron Spike (set) on the South Right of Way Line of Seventh Street, Thence S.89°50'58" E., along the South Right of Way Line of Seventh Street, a distance of 200.00 feet to an Iron Pin (set), on the West Right of Way Line of East Front Street (Vacated), Thence N.0°21'54" E., along the West Right of Way Line of East Front Street (Vacated), a distance of 40.00 feet to an Iron Spike (set) on the North Right of Way Line of Seventh Street, Thence S.89°50'58"E., along the Westerly extension of the North Line of Lot 36 in Block 18 of the Village of Ramsey, a distance of 149.81 feet to the Point Of Beginning.  
 Situated in Fayette County, Illinois.

Tract 2: Lot 41 in Block 18 in the Village of Ramsey, situated in Fayette County, Illinois

## **LEGEND:**

- IRON PIN OR SPIKE SET
- IRON PIN OR SPIKE FOUND
- ⊙ IRON PIPE FOUND
- R.O.W. MON. FOUND
- CONTOUR ELEVATION
- ⊕ POWER POLE
- ⊖ OVERHEAD ELECTRIC
- ⊗ TELEPHONE
- ⊘ GAS
- ⊙ WATER
- ⊙ POLYVINYL CHLORIDE PIPE
- ⊙ STREET SIGN
- ⊙ STOP SIGN
- ⊙ MAIL BOX
- ⊙ GAS PIPELINE MARKER
- ⊙ WATER VALVE
- ⊙ WATER METER

## **UTILITIES:**

1. GAS- AMEREN IP
2. WATER & SANITARY SEWER- VILLAGE OF RAMSEY
3. TELEPHONE / FIBER OPTICS- FRONTIER COMMUNICATIONS
4. ELECTRIC- AMEREN IP

## **NOTES:**

BASE OF BEGINNING (GRAPHIC BEARINGS)  
 BASE OF ELEVATION U.S.C. DATUM (AND AS)  
 BENCHMARK: B 8 (RAMSEY) 1930 ELEVATION 805.01  
 NO ZONING CLASSIFICATION - VILLAGE OF RAMSEY HAS  
 NO ZONING CLASSIFICATION  
 NO SETBACK REQUIREMENTS  
 Street address: 507 S. Superior Street, Ramsey, Illinois, 62450  
 Contour intervals: 1 foot  
 JOB NO.: 11-04-01 (Westmore Group)  
 Flood Zone Designation is not available, as per FEMA representative. Area is not prone to flooding.

STABILITY IN ANY AND ALL ELEMENTS (STRUCTURE) AND RECORD OF RATES OF DECAY AND/OR OF EXISTENCE OF ANY

REPRODUCTION OR USE OF THIS PLAN IN ANY MANNER IS STRICTLY PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM RICKY R. COX LAND SURVEYING, UNLESS THIS PLAN IS ATTACHED AT THE PROPER RECORDING AGENCY, AND CERTAIN OF PUBLIC RECORD.

## **Surveyor's Certificate**

To Westmore Equities LLC, and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standards and Requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 4, 5, 6, 8, 9, 10, 11, 12, & 22 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land survey registered in the State of Illinois, the maximum Relative Positional Accuracy is 0.08 feet.

May 10, 2011

*[Signature]*  
 Ricky R. Cox  
 Illinois Professional Land Surveyor  
 015-3831



**RICKY R. COX**  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 1102 N. 5TH ST.  
 VANDALIA, IL 62471  
 (618) 283-2837

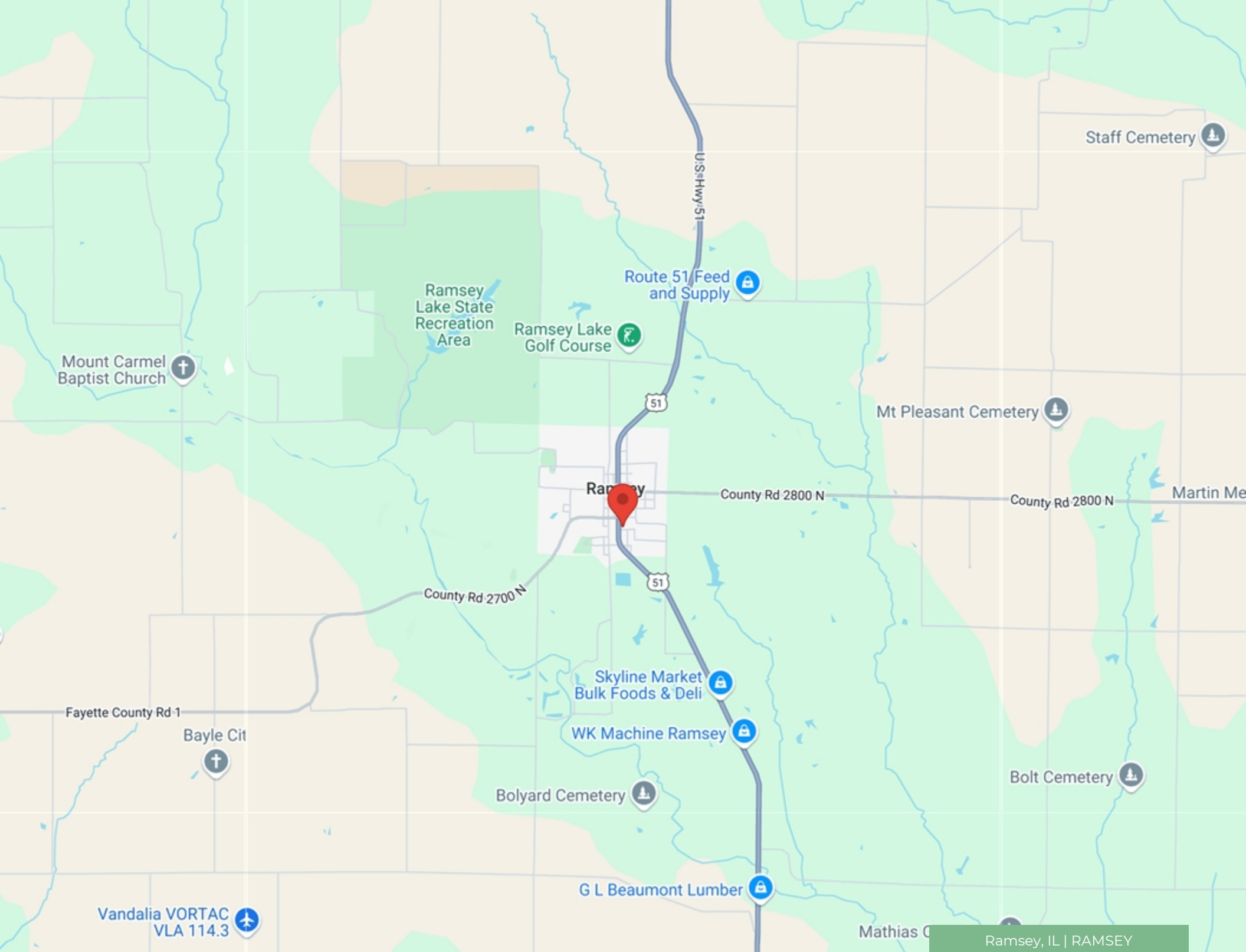
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,109	1,464	2,068
2010 Population	1,089	1,437	2,046
2024 Population	939	1,249	1,779
2029 Population	925	1,231	1,750
2024-2029 Growth Rate	-0.3 %	-0.29 %	-0.33 %
2024 Daytime Population	807	1,030	1,350

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	55	75	95
\$15000-24999	57	78	96
\$25000-34999	52	70	91
\$35000-49999	69	93	128
\$50000-74999	64	86	120
\$75000-99999	25	34	49
\$100000-149999	28	38	67
\$150000-199999	17	23	38
\$200000 or greater	14	20	25
Median HH Income	\$ 39,517	\$ 39,490	\$ 42,165
Average HH Income	\$ 62,702	\$ 62,686	\$ 65,518

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	435	593	809
2010 Total Households	429	585	804
2024 Total Households	381	517	710
2029 Total Households	383	520	712
2024 Average Household Size	2.46	2.42	2.51
2024 Owner Occupied Housing	320	434	602
2029 Owner Occupied Housing	325	441	609
2024 Renter Occupied Housing	61	83	108
2029 Renter Occupied Housing	58	78	103
2024 Vacant Housing	66	84	106
2024 Total Housing	447	601	816





Staff Cemetery

Route 51 Feed and Supply

Ramsey Lake State Recreation Area

Ramsey Lake Golf Course

Mount Carmel Baptist Church

51

Mt Pleasant Cemetery

Ramsey

County Rd 2800 N

County Rd 2800 N

Martin Me

51

County Rd 2700 N

Fayette County Rd 1

Bayle Cit

Skyline Market Bulk Foods & Deli

WK Machine Ramsey

Bolyard Cemetery

Bolt Cemetery

G L Beaumont Lumber

Vandalia VORTAC VLA 114.3

Mathias C

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ABOUT RAMSEY

Ramsey is a village in Fayette County, Illinois, United States. The population was 911 as of the 2020 census. The village was named after Alexander Ramsey (1815–1903), an American politician, second governor of Minnesota.

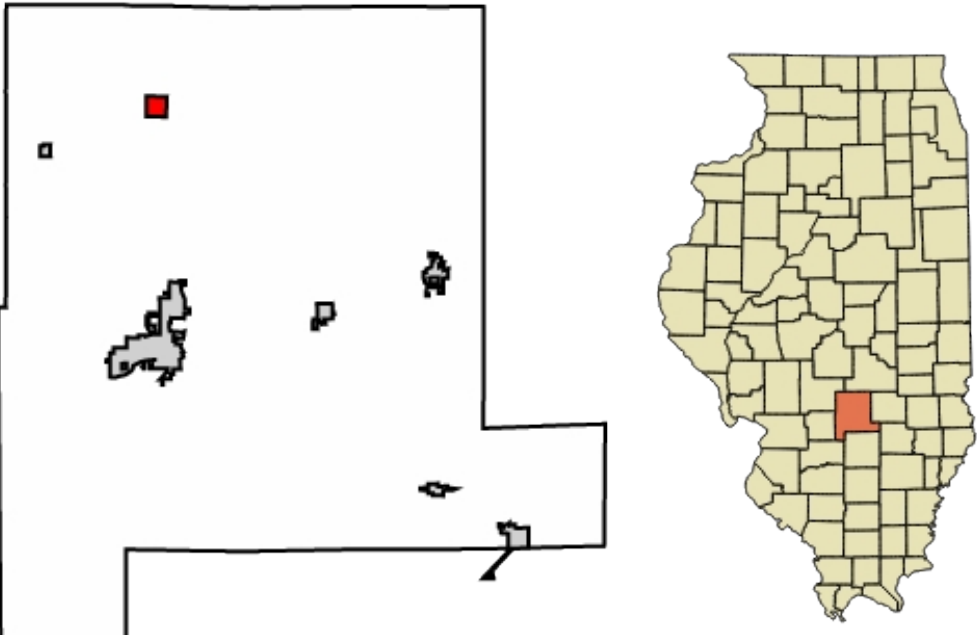


CITY OF RAMSEY

COUNTY FAYETTE

AREA POPULATION

CITY	1.1 SQ MI	POPULATION	911
LAND	1.1 SQ MI	DENSITY	819.98 SQ MI
ELEVATION	187 FT		





## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

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